

# Mallott Arslan Addition/Renovation

## OWNER

Steve Mallott  
Yunus Arslan  
109 11th Street, SE  
Washington, DC 20003

## ARCHITECT

Inscape Studio  
1113 V Street, NW  
Washington, DC 20009  
202.288.4081

## STRUCTURAL

Bel Engineering, LLC  
4542 Beech Road  
Temple Hills, MD 20748

## MEP

BTM Engineers  
4712 Babbling Brook Dr  
Olney, MD 20832  
240.701.7871

## CONTRACTOR

LEC Construction  
6809 Wisconsin Avenue  
Chevy Chase, MD 20815

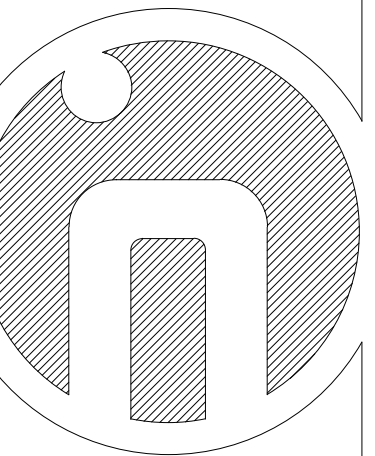


Permit Set  
October 25 2021

inscapestudio

1113 V Street, NW  
Washington, DC 20009  
202.288.4081

Project Architect: Shengnan Tang



Consultant

Mallott Arslan Addition/Renovation

Project Number:  
21.010

Project Address:  
109 11th Street, SE  
Washington, DC 20003

Permit Set

### REVISIONS

NO.	DESCRIPTION	DATE

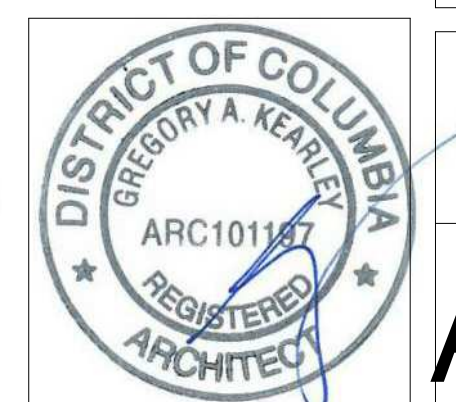
### SCALE

ISSUE DATE  
October 25 2021

### COVER

SHEET NAME  
SHEET NUMBER

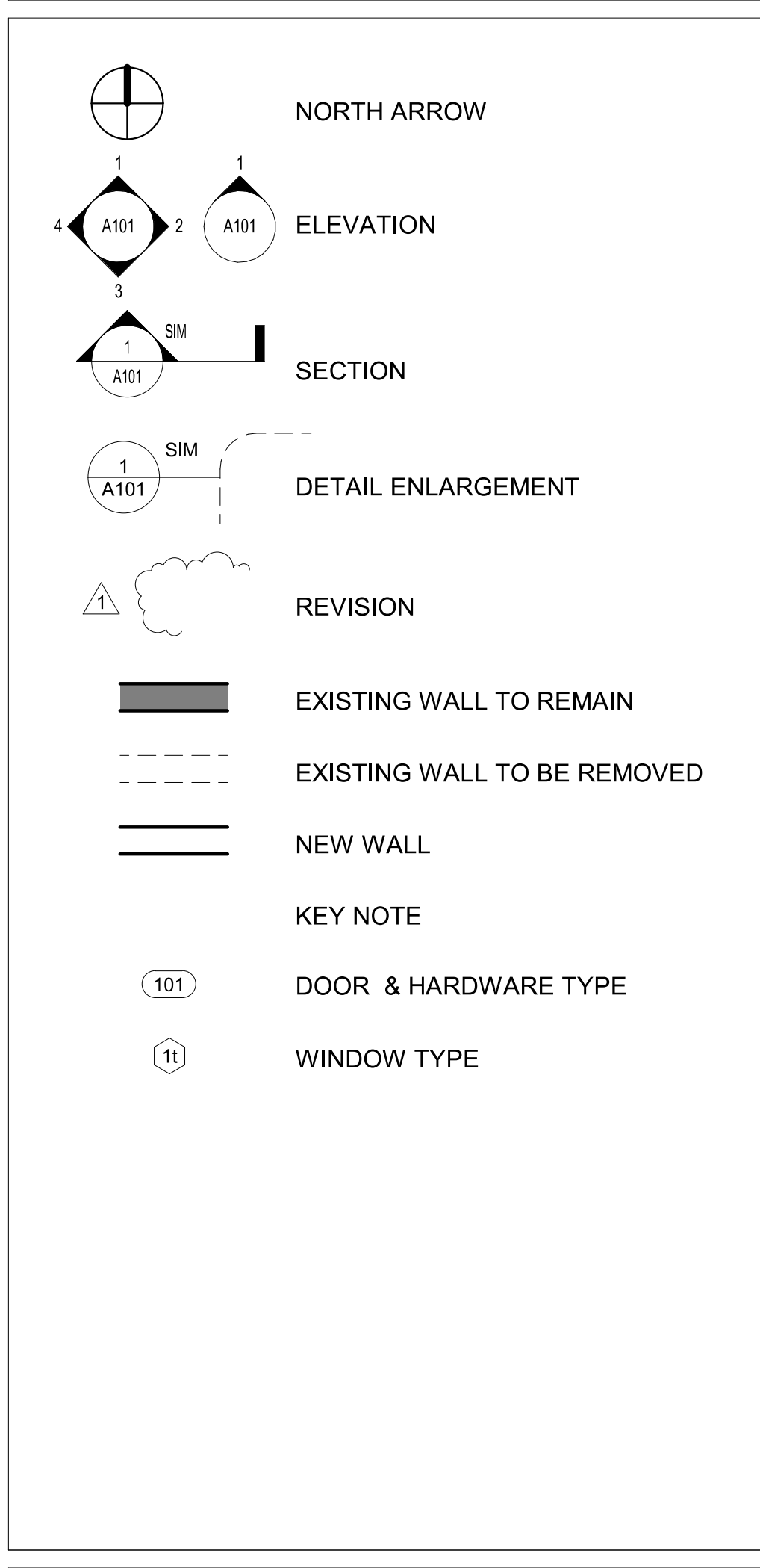
**A0000**



CASE NO. 20223  
EXHIBIT NO. 5



**DRAWING KEY**



**ABBREVIATIONS**

A/C	AIR CONDITIONING
AFF	ABOVE FINISHED FLOOR
BD	BOARD
BLDG	BUILDING
CAB	CABINET
CLG	CEILING
CONST	CONSTRUCTION
D	DEMOLISH
DISP	DISPOSAL
DS	DIMMER SWITCH
DW	DISHWASHER
DWG	DRAWING
E, EXST	EXISTING
FIN.FL	FINISHED FLOOR
FIXT	FIXTURE
FL	FLOOR
FT	FEET
G	GRAMS
GAL	GALLONS
GFI	GROUND FAULT INTERRUPT
GWB	GYPSUM WALL BOARD
GYP.BD	GYPSUM WALL BOARD
HT	HEIGHT
IN	INCHES
INSUL	INSULATION
L	LITERS
LB	POUNDS
MDF	MEDIUM DENSITY FIBERBOARD
MO	MASONRY OPENING
MW	MICROWAVE
NIC	NOT IN CONTRACT
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OPT	OPTION
PLAM	PLASTIC LAMINATE
PNT, PTD	PAINT, OR PAINTED
R	RELOCATE
RA	RANGE
RE	REFERENCE
REF	REFRIGERATOR, REFERENCE
REQ	REQUIRED
RO	ROUGH OPENING
SA	SUPPLY AIR
SCIP	STRUCTURAL CONCRETE INSULATE PANEL
SIP	STRUCTURAL INSULATED PANEL
SIM	SIMILAR
SS, S.STL	STAINLESS STEEL
TBD	TO BE DETERMINED
TOS	TOP OF SLAB
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
U/S	UNDERSIDE
VIF	VERIFY IN FIELD
VOC	VOLATILE ORGANIC COMPOUNDS
W/	WITH
WD	WOOD
WWF	WOVEN WIRE FABRIC

**PROJECT INFO**

**OWNER:** STEVE MALLOTT  
YUNUS ARSLAN  
109 11TH STREET, SE  
WASHINGTON, DC 20003

**ARCHITECT:** INSCAPE STUDIO  
1113 V STREET, NW  
WASHINGTON, DC 20009

**ADDRESS:** 109 11TH STREET, SE  
WASHINGTON, DC 20003

LOT: 0822  
SQUARE: 0968  
WARD: 6

**CODE:** 2017 DC CONSTRUCTION CODES  
**ZONING:** DC ZONING REGULATIONS OF 2016

**ZONE DISTRICT: RF-1  
IN THE CAPITOL HILL HISTORIC DISTRICT**

**ZONING DATA**

	ALLOWED/REQ.	PROPOSED
HEIGHT (303)	35'-0" MAX	20' -0"
STORIES	3 STORIES	2 STORIES
LOT SIZE (201)		
MIN. LOT AREA	1,800 SF	1,825 SF
MIN. LOT WIDTH	18' - 0"	14' - 8" TO 23' - 6"
LOT OCCUPANCY (304)		
	60% MAX	74% EXISTING AND PROPOSED
	=1,095 SF	=1,347.51 SF

**SETBACKS (207, 305, 306)**

FRONT	WITHIN THE RANGE OF WITHIN THE RANGE OF EXISTING FRONT SETBACKS OF ALL STRUCTURES ON THE SAME SIDE OF THE STREET IN THE BLOCK WHERE THE BUILDING IS PROPOSED.
SIDES	NONE
REAR	20' - 0"

**BUILDING DATA**

EXISTING GROSS FLOOR AREA:	
SECOND FLOOR:	315.06 SF
FIRST FLOOR:	1,347.51 SF
TOTAL:	1,662.57 SF

**PROPOSED GROSS FLOOR AREA:**

SECOND FLOOR:	
	652.97 SF
FIRST FLOOR:	1,347.51 SF
TOTAL:	2,000.48 SF

**BLDG CODE**

**BUILDING:**  
2017 DCMR 12A, DC BUILDING CODE AMENDMENTS  
2015 INTERNATIONAL BUILDING CODE (IBC)

**MECHANICAL:**  
2017 DCMR 12E, DC MECHANICAL CODE  
2015 INTERNATIONAL MECHANICAL CODE (IMC)

**PLUMBING:**  
2017 DCMR 12F, DC PLUMBING CODE  
2015 INTERNATIONAL PLUMBING CODE (IPC)

**ELECTRICAL:**  
2017 DCMR 12C, DC ELECTRICAL CODE  
2014 NATIONAL ELECTRICAL CODE (NEC), NFPA 70

**FIRE:**  
2017 DCMR 12H, DC FIRE CODE  
2015 INTERNATIONAL FIRE CODE (IFC)

**ENERGY:**  
2017 DCMR 12I, DC ENERGY CONSERVATION CODE  
2015 INTERNATIONAL ENERGY CONSERVATION CODE - RESIDENTIAL PROVISIONS  
2013 ANSI/ASHRAE/IES 90.1

**FUEL AND GAS:**  
2017 DCMR 12D, DC FUEL GAS CODE  
2015 INTERNATIONAL FUEL GAS CODE (IFGC)

**GREEN CONSTRUCTION:**  
2017 DCMR 12K, DC GREEN CONSTRUCTION CODE  
2012 INTERNATIONAL GREEN CONSTRUCTION CODE (IGCC)

**PROJECT DESCRIPTION**

RENOVATION AND ADDITION TO AN EXISTING TWO-STORY ROW-HOUSE.  
RENOVATION TO INCLUDE THE KITCHEN AND FIRST FLOOR MASTER BEDROOM. SECOND FLOOR MASTER BEDROOM ADDITION.

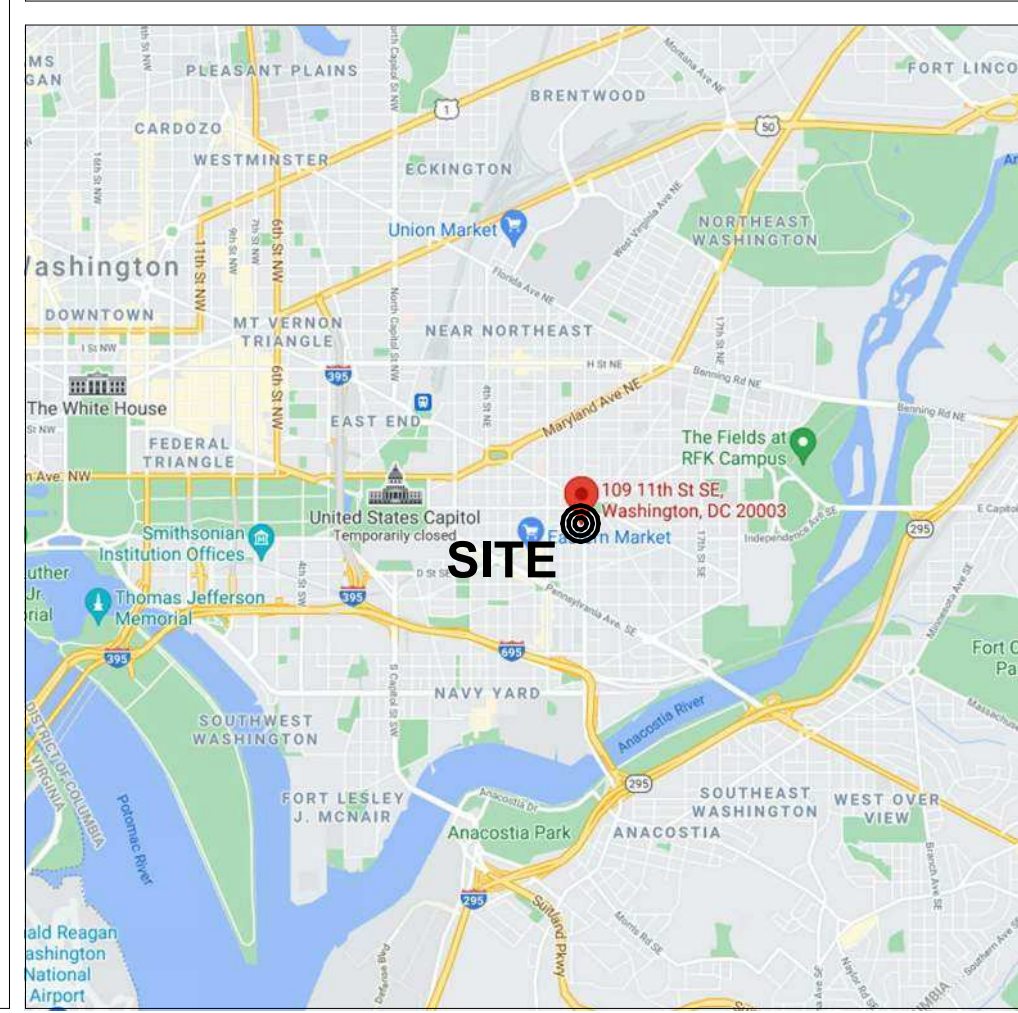
**DRAWING INDEX**

<b>STRUCTURAL</b>	S0001 GENERAL NOTES S0101 FIRST FLR., SECOND FLR. & ROOF FRAMING PLANS S0200 WALL BRACING PLANS, NOTES AND DETAILS S0301 SECTIONS AND TYPICAL DETAILS
<b>PLUMBING</b>	P0000 NOTES & SPECS P0100 PLUMBING PLAN P0200 RISER DIAGRAMS P0300 DETAILS & SCHEDULES
<b>MECHANICAL</b>	M0000 NOTES & SPECS M0100 HVAC PLAN M0200 DETAILS & SCHEDULES
<b>ELECTRICAL</b>	E0000 ELECTRICAL COVER SHEET E0100 ELECTRICAL NEW LIGHTING PLAN E0200 ELECTRICAL NEW POWER PLAN

**DRAWING INDEX**

<b>GENERAL</b>	A0000 COVER A0001 DRAWING INDEX & PROJECT INFORMATION A0002 EXISTING CONDITION PHOTOS A0003 STREET VIEW
<b>CIVIL</b>	C0101 EROSION AND SEDIMENT CONTROL SITE PLAN C0102 EROSION AND SEDIMENT CONTROL DETAILS AND NOTES
<b>LANDSCAPE</b>	
<b>DEMOLITION</b>	D0100 EXISTING/DEMOLITION SITE PLAN D0101 DEMOLITION PLANS D0102 DEMOLITION ELEVATIONS
<b>ARCHITECTURAL</b>	A0100 PROPOSED SITE PLAN A0101 PROPOSED FLOOR PLANS A0111 FINISH PLANS A0121 POWER PLANS A0131 REFLECTED CEILING PLANS A0201 PROPOSED ELEVATIONS A0301 BUILDING SECTION A0401 INTERIOR ELEVATIONS - KITCHEN A0402 INTERIOR ELEVATIONS - BATHROOMS A0501 WALL TYPES A0502 ROOF AND FLOOR ASSEMBLIES A0601 DOOR & WINDOW SCHEDULES

**VICINITY**



**LOCATION**



**inscapestudio**  
1113 V Street, NW  
Washington, DC 20009  
202.286.4081  
Project Architect: Shengnan Tang

**Mallott Arslan Addition/Renovation**  
Project Number: 21.010  
Project Address: 109 11th Street, SE  
Washington, DC 20003  
Permit Set

Consultant

**REVISIONS**

NO.	DATE	DESCRIPTION

12" = 1'-0"  
SCALE  
ISSUE DATE  
October 25 2021

DRAWING INDEX & PROJECT INFORMATION  
SHEET NAME  
SHEET NUMBER  
**A0001**

DISTRICT OF COLUMBIA  
GREGORY A. KEARLEY  
ARC101187  
REGISTERED ARCHITECT





FRONT VIEW - 1



FRONT VIEW - 2



REAR VIEW

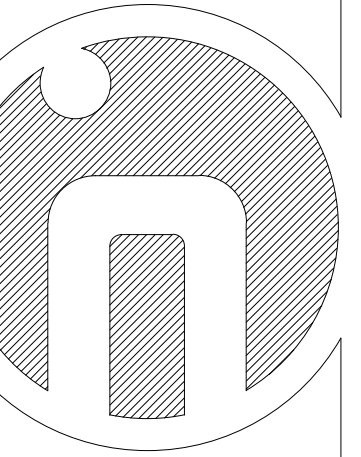
KEY NOTES

GENERAL NOTES

**inscapestudio**

1113 V Street, NW  
Washington, DC 20009  
202.288.4081

Project Architect: Shengnan Tang



Consultant

Mallott Arslan Addition/Renovation

Project Number:  
21.010

Project Address:  
109 11th Street, SE  
Washington, DC 20003

Permit Set

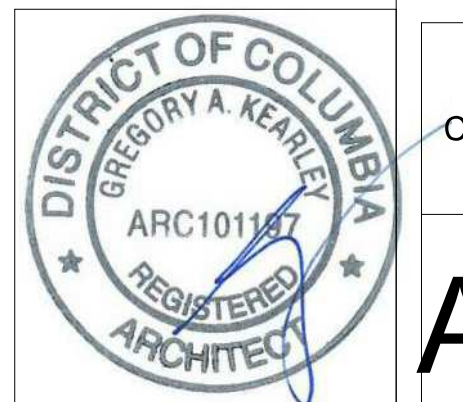
REVISIONS

NO.	DESCRIPTION

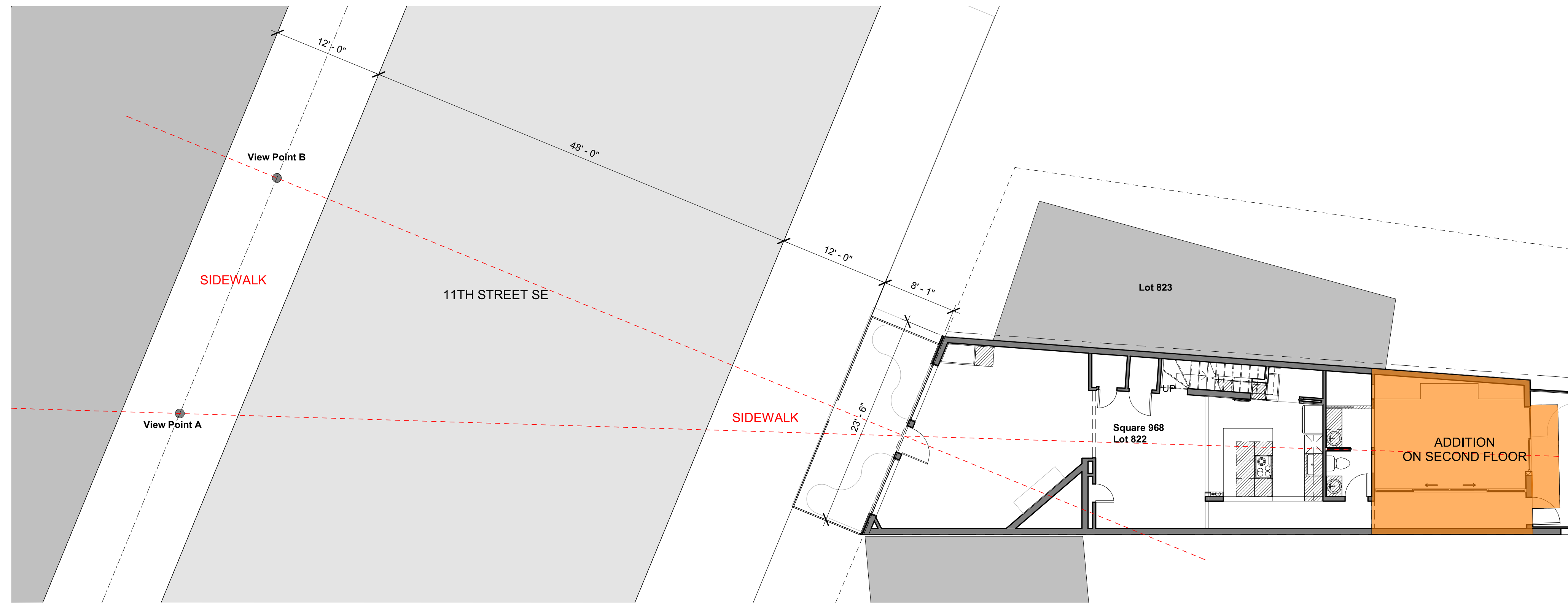
SCALE  
ISSUE DATE  
October 25 2021

EXISTING  
CONDITION PHOTOS  
SHEET NAME  
SHEET NUMBER

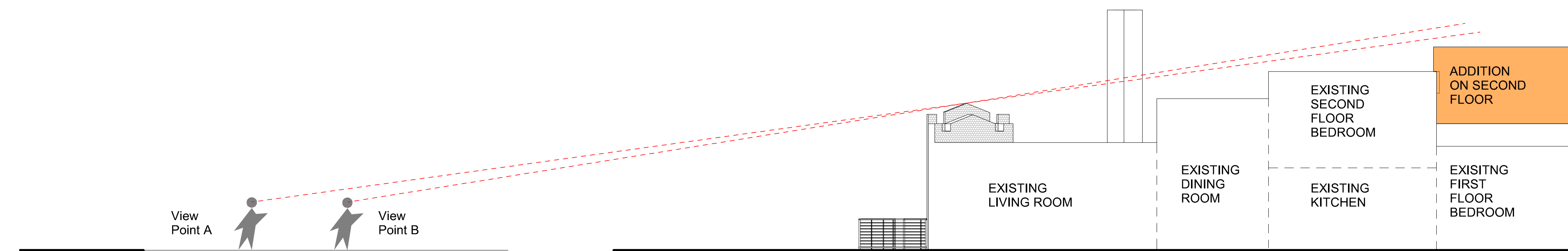
**A0002**







1 View - Street Plan  
1/8" = 1'-0"



2 View - Street Section  
1/8" = 1'-0"

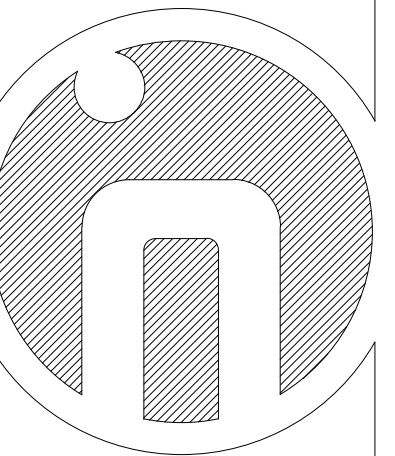
KEY NOTES

GENERAL NOTES

**inscapestudio**

1113 V Street, NW  
Washington, DC 20009  
202.288.4081

Project Architect: Shengnan Tang



Consultant

Mallott Arslan Addition/Renovation

Project Number:  
21.010

Project Address:  
109 11th Street, SE  
Washington, DC 20003

Permit Set

REVISIONS

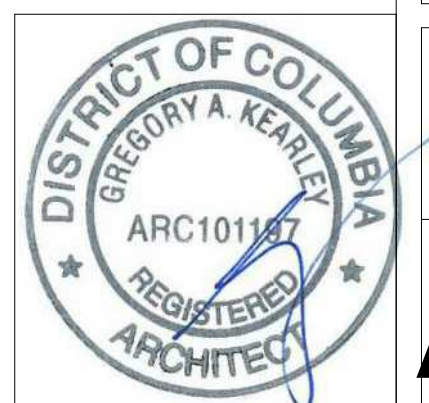
NO.	DESCRIPTION

1/8" = 1'-0"

SCALE

ISSUE DATE

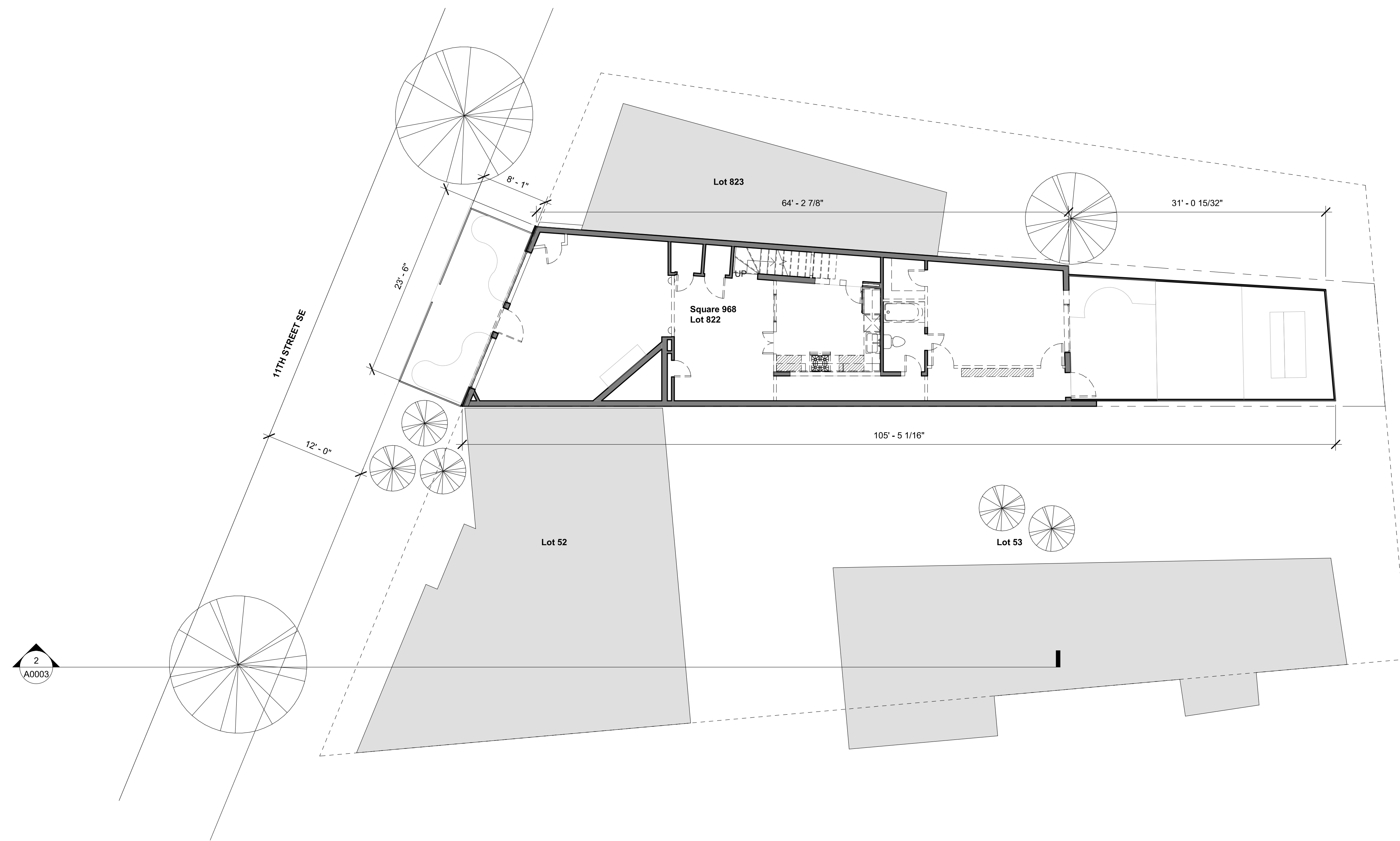
October 25 2021



STREET VIEW

SHEET NAME  
SHEET NUMBER

**A0003**



1 EXISTING/DEMOLITION SITE PLAN  
1/8" = 1'-0"

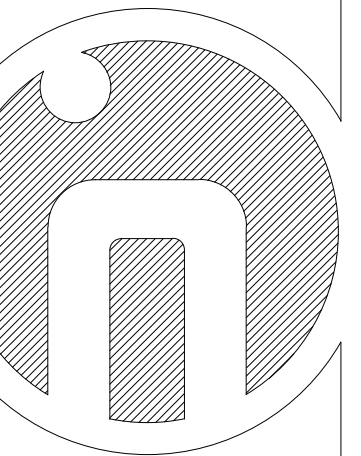
KEY NOTES

GENERAL NOTES

**inscapestudio**

1113 V Street, NW  
Washington, DC 20009  
202.288.4081

Project Architect: Shengnan Tang



Consultant

Mallott Arslan Addition/Renovation

Project Number:  
21.010

Project Address:  
109 11th Street, SE  
Washington, DC 20003

Permit Set

REVISIONS

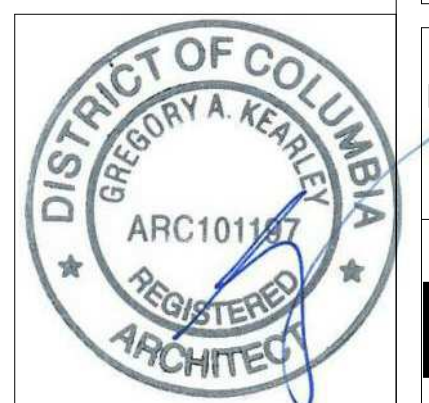
NO.	DATE	DESCRIPTION

1/8" = 1'-0"

SCALE

ISSUE DATE

October 25 2021

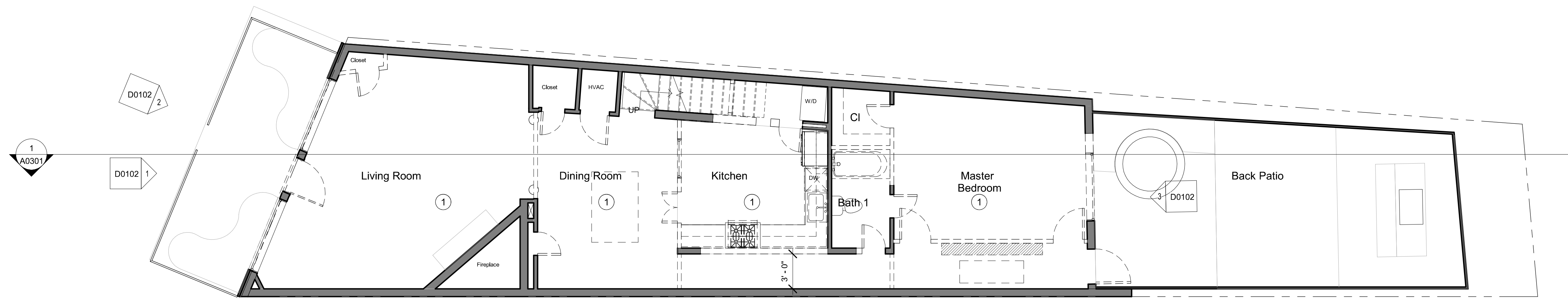


EXISTING/DEMOLITION  
SITE PLAN

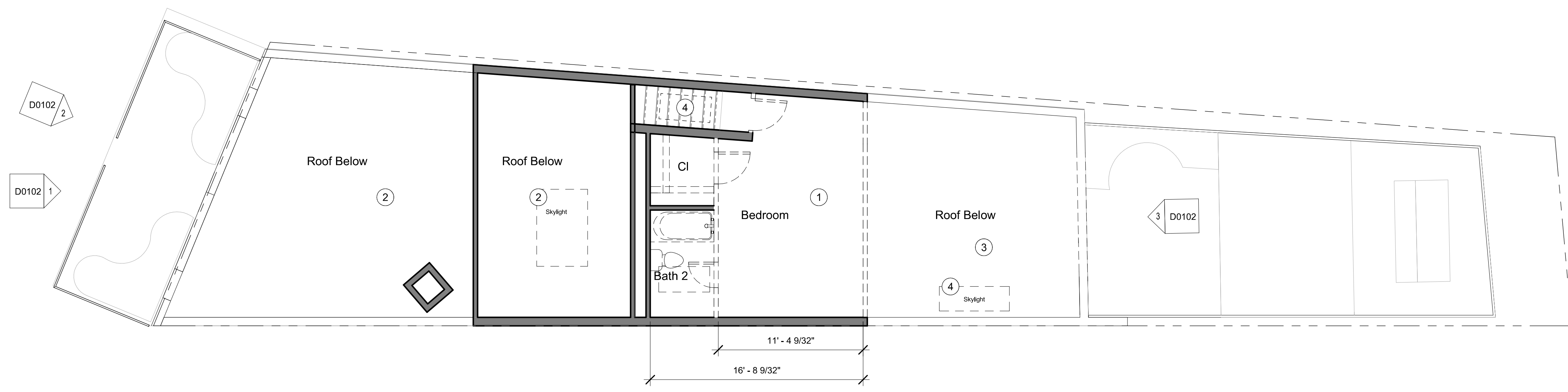
SHEET NAME

SHEET NUMBER

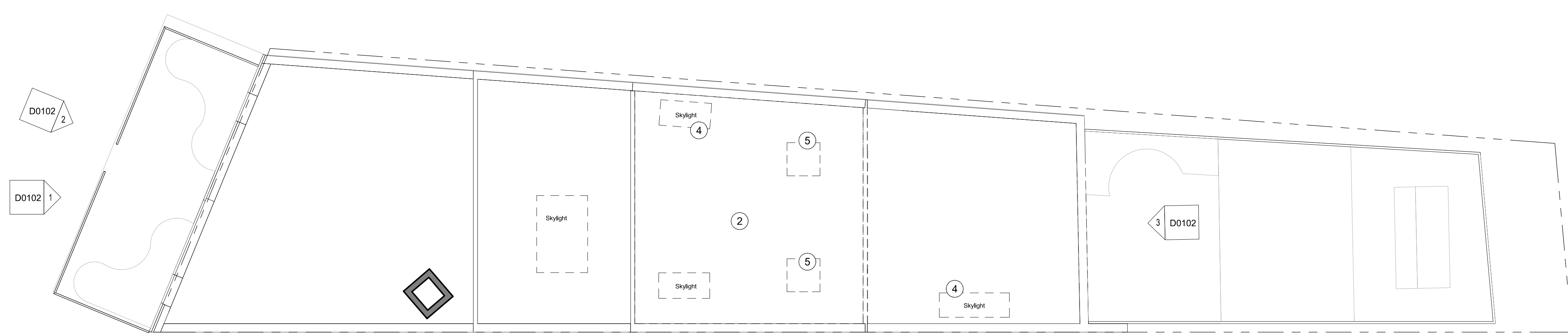
**D0100**



1 DEMOLITION PLAN FIRST FLOOR  
3/16" = 1'-0"



2 DEMOLITION PLAN SECOND FLOOR  
3/16" = 1'-0"



3 DEMOLITION PLAN ROOF  
3/16" = 1'-0"

KEY NOTES

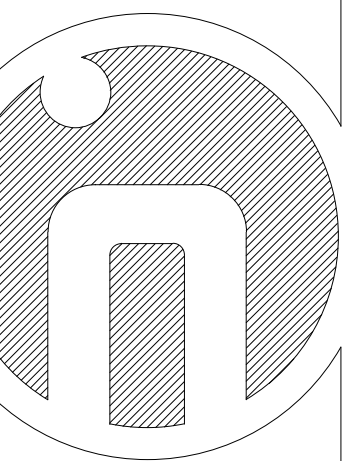
- 1 EXISTING FINISH FLOOR TO BE REMOVED, PREPARE SUB FLOOR FOR NEW FINISH FLOOR.
- 2 LIVING, DINING AND SECOND FLOOR ROOFS TO BE REPLACED, INCLUDING SKYLIGHTS.
- 3 FIRST FLOOR BEDROOM ROOF TO BE LOWERED, PREPAR FLOOR FOR SECOND FLOOR ADDITION.
- 4 REMOVE EXISTING SKYLIGHTS ABOVE THE STAIR AND THE FIRST FLOOR HALLWAY.
- 5 PREPARE OPENINGS FOR TWO NEW SKYLIGHTS.

GENERAL NOTES

**incapestudio**

1113 V Street, NW  
Washington, DC 20009  
202.288.4081

Project Architect: Shengnan Tang



Consultant

Mallott Arslan Addition/Renovation

Project Number:  
21.010

Project Address:  
109 11th Street, SE  
Washington, DC 20003

Permit Set

REVISIONS

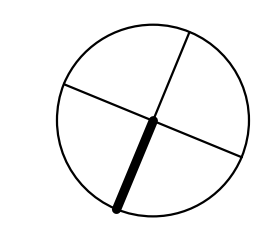
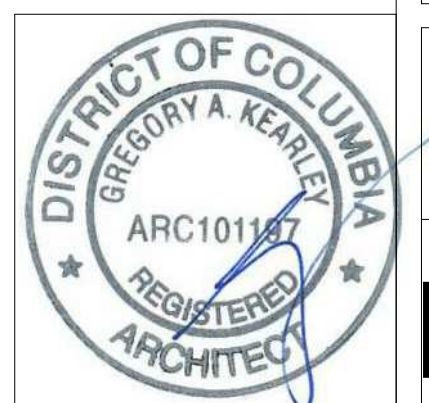
NO.	DATE	DESCRIPTION

3/16" = 1'-0"  
SCALE  
ISSUE DATE  
October 25 2021

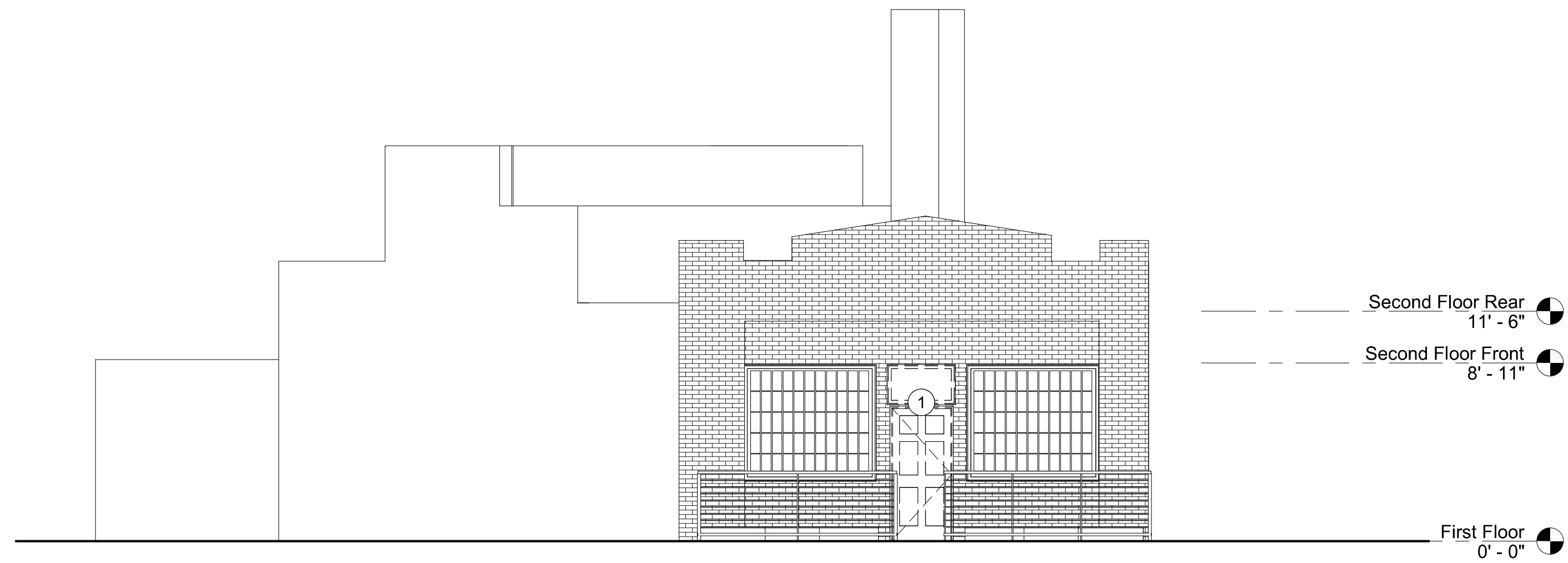
DEMOLITION PLANS

SHEET NAME  
SHEET NUMBER

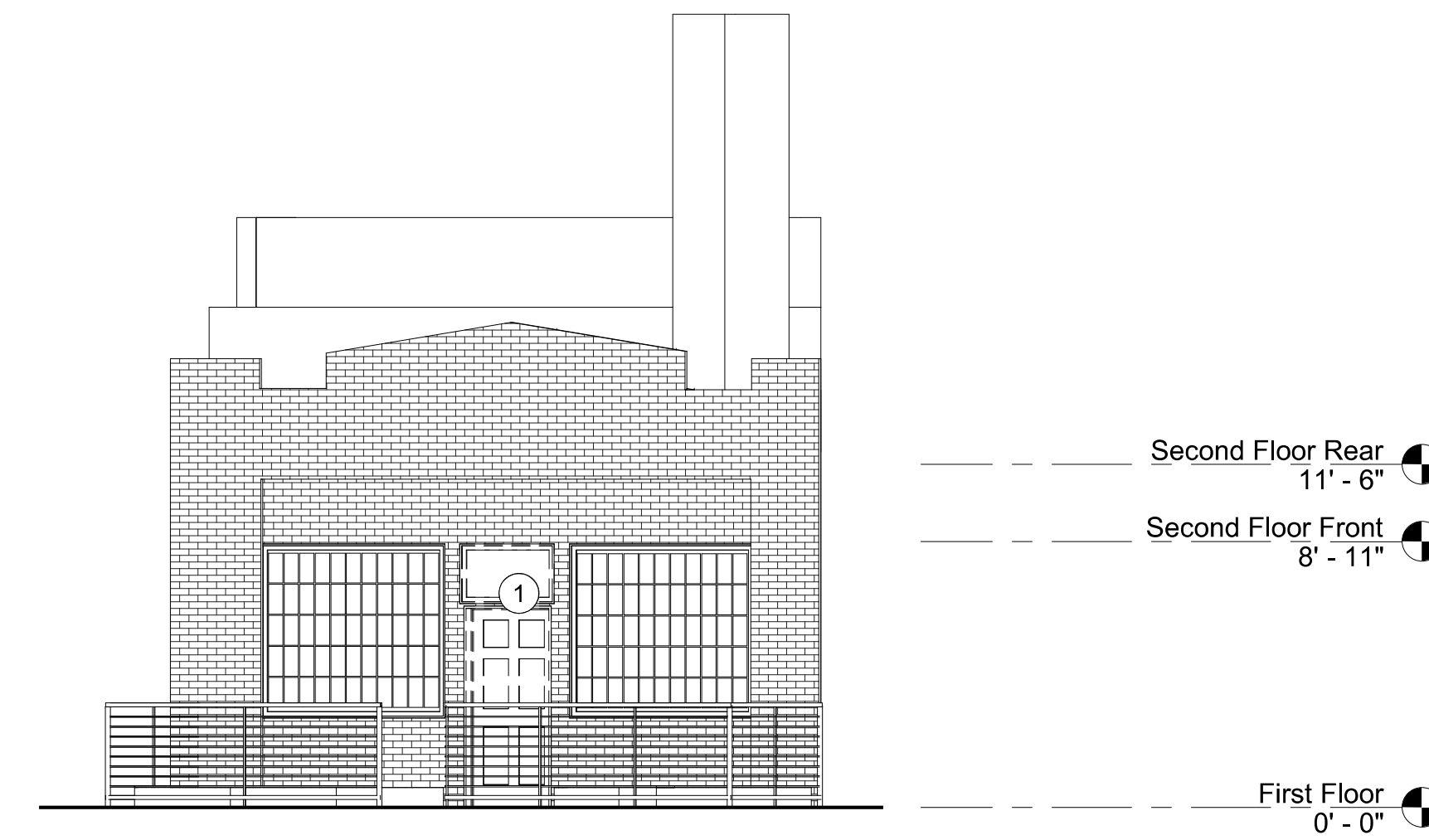
**D0101**



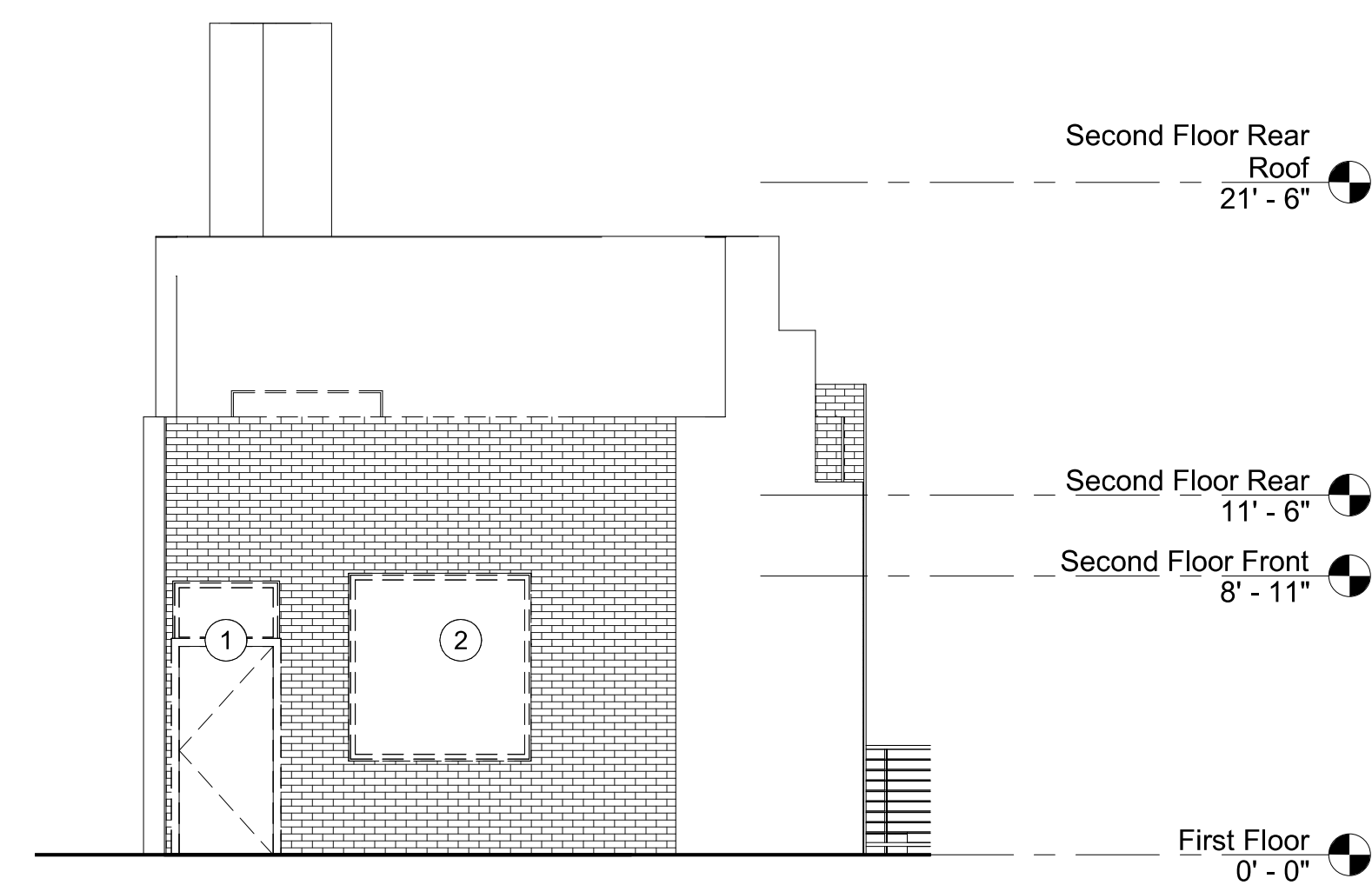




② DEMOLITION ELEVATION - FRONT - 2  
3/16" = 1'-0"



① DEMOLITION ELEVATION - FRONT - 1  
3/16" = 1'-0"



③ DEMOLITION ELEVATION - REAR  
3/16" = 1'-0"

KEY NOTES

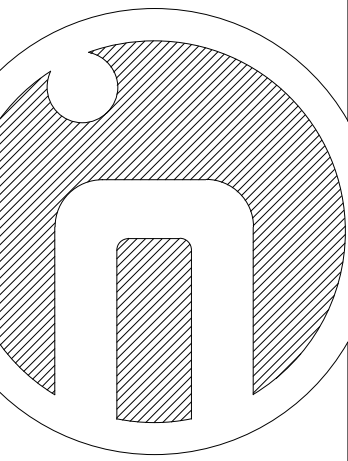
- 1 REMOVE EXISTING FRONT AND REAR DOORS AND TRANSOMS, PREPARE OPENINGS FOR NEW FRONT AND REAR DOORS AND TRANSOM.
- 2 REMOVE EXISTING REAR WINDOW, PREPARE OPENING FOR NEW SLIDING DOOR.

GENERAL NOTES

**inscapestudio**

1113 V Street, NW  
Washington, DC 20009  
202.288.4081

Project Architect: Shengnan Tang



Consultant

Mallott Arslan Addition/Renovation

Project Number:  
21.010

Project Address:  
109 11th Street, SE  
Washington, DC 20003

Permit Set

REVISIONS

NO.	DATE	DESCRIPTION

3/16" = 1'-0"

SCALE

ISSUE DATE

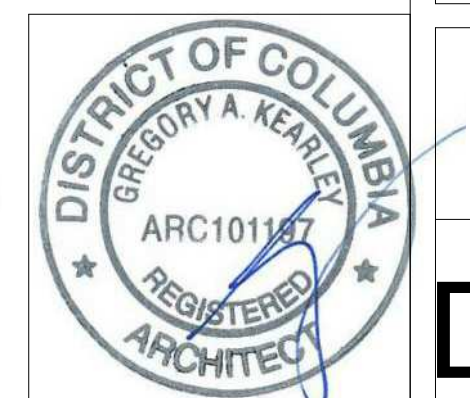
October 25 2021

DEMOLITION  
ELEVATIONS

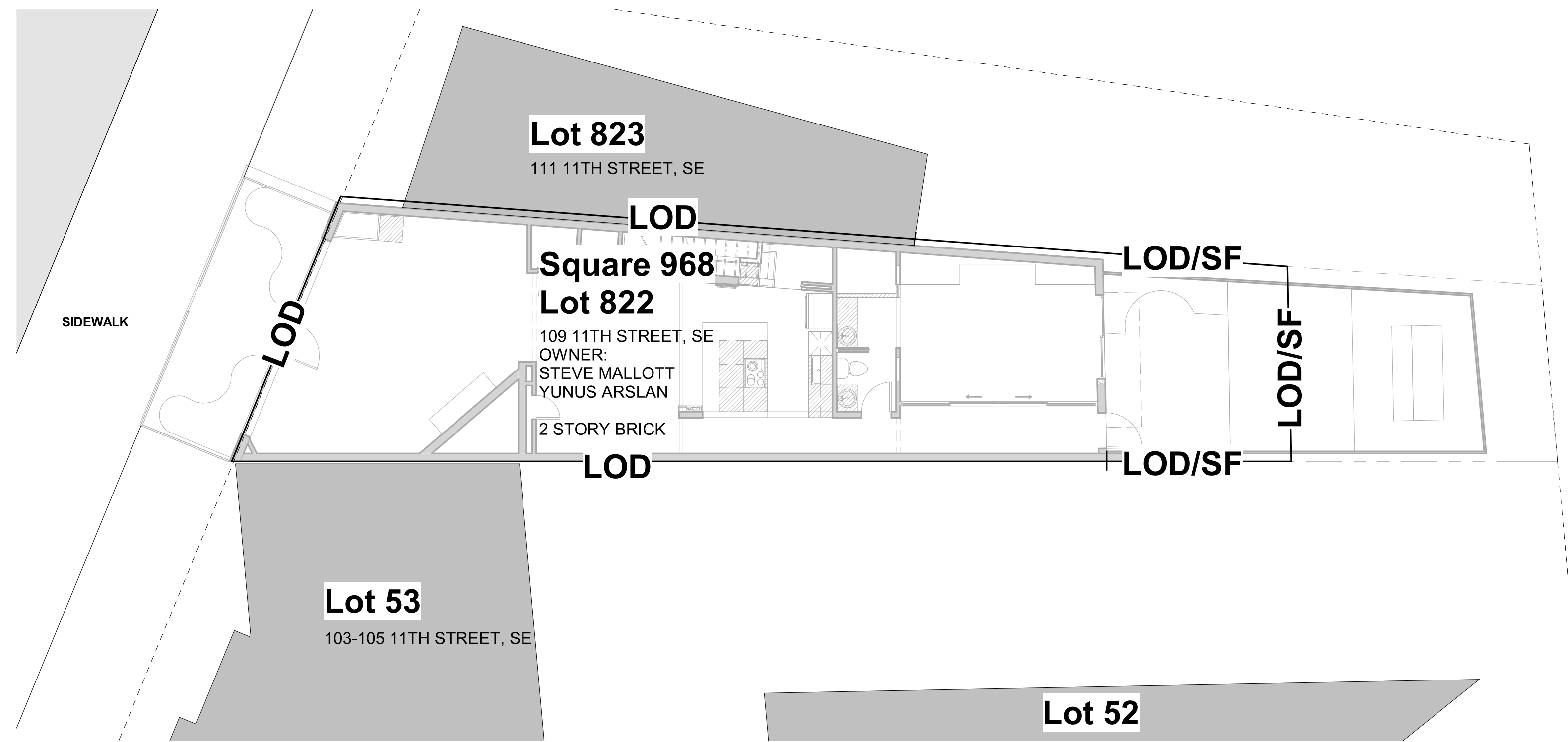
SHEET NAME

SHEET NUMBER

**D0102**







1 EROSION AND SEDIMENT CONTROL SITE PLAN  
1/8" = 1'-0"

**GENERAL MEASURES**

1. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR CONSTRUCTION AS PER STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR THE DISTRICT OF COLUMBIA. IF AN ON-SITE INSPECTION REVEALS FURTHER EROSION CONTROL MEASURES ARE NECESSARY, THE SAME SHALL BE PROVIDED.
2. ALL DEBRIS IS TO BE REMOVED FROM SITE.
3. ALLEY AND/OR STREETS/SIDEWALKS SHALL BE SWEEPED CLEAN AT ALL TIMES DURING DEMOLITION, EXCAVATION AND CONSTRUCTION.
4. ALL CATCH BASINS AND DRAIN AREAS SHALL BE PROTECTED DURING EXCAVATION AND CONSTRUCTION.
5. IF ANY BASINS OR DRAINS BECOME CLOGGED AS A RESULT OF DEMOLITION, EXCAVATION OR CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS CLEANING.
6. WHEN SEDIMENT TRAP TANK HAS REACHED 67% CAPACITY, CLEANING OUT OF SAME IS REQUIRED.
7. ANY STOCKPILING, REGARDLESS OF LOCATION SHALL BE STABILIZED AND COVERED WITH PLASTIC OR CANVAS, AFTER ITS ESTABLISHMENT AND FOR DURATION OF THE PROJECT.
8. AFTER RAZING OR DEMOLITION, THERE IS THE NEED FOR GROUND COVER TO PREVENT EROSION AND SEDIMENT RUNOFF FROM OCCURRING. SUCH AS APPLYING SEED, SOD, PAVE, BRICKBAT OR MULCH, ETC.
9. TEMPORARY SEDIMENT CONTROL DEVICES MAY BE REMOVED, WITH PERMISSION OF DCRA INSPECTOR, WITHIN THIRTY (30) CALENDAR DAYS FOLLOWING ESTABLISHMENT OF PERMANENT STABILIZATION IN ALL.
10. WHERE DEEMED APPROPRIATE BY THE ENGINEER OR INSPECTOR, SEDIMENT BASINS AND TRAPS MAY NEED TO BE SURROUNDED WITH AN APPROVED SAFETY FENCE. THE FENCE MUST CONFORM TO LOCAL ORDINANCES AND REGULATIONS. THE DEVELOPER OR OWNER SHALL CHECK WITH LOCAL BUILDING OFFICIALS ON APPLICABLE SAFETY REQUIREMENTS. WHERE SAFETY FENCE IS DEEMED APPROPRIATE AND LOCAL ORDINANCES DO NOT SPECIFY FENCING SIZES AND TYPES, THE FOLLOWING SHALL BE USED AS A MINIMUM STANDARD: THE SAFETY FENCE MUST BE MADE OF WELDED WIRE AND AT LEAST 42 INCHES HIGH, HAVE POST SPACED NO FARTHER

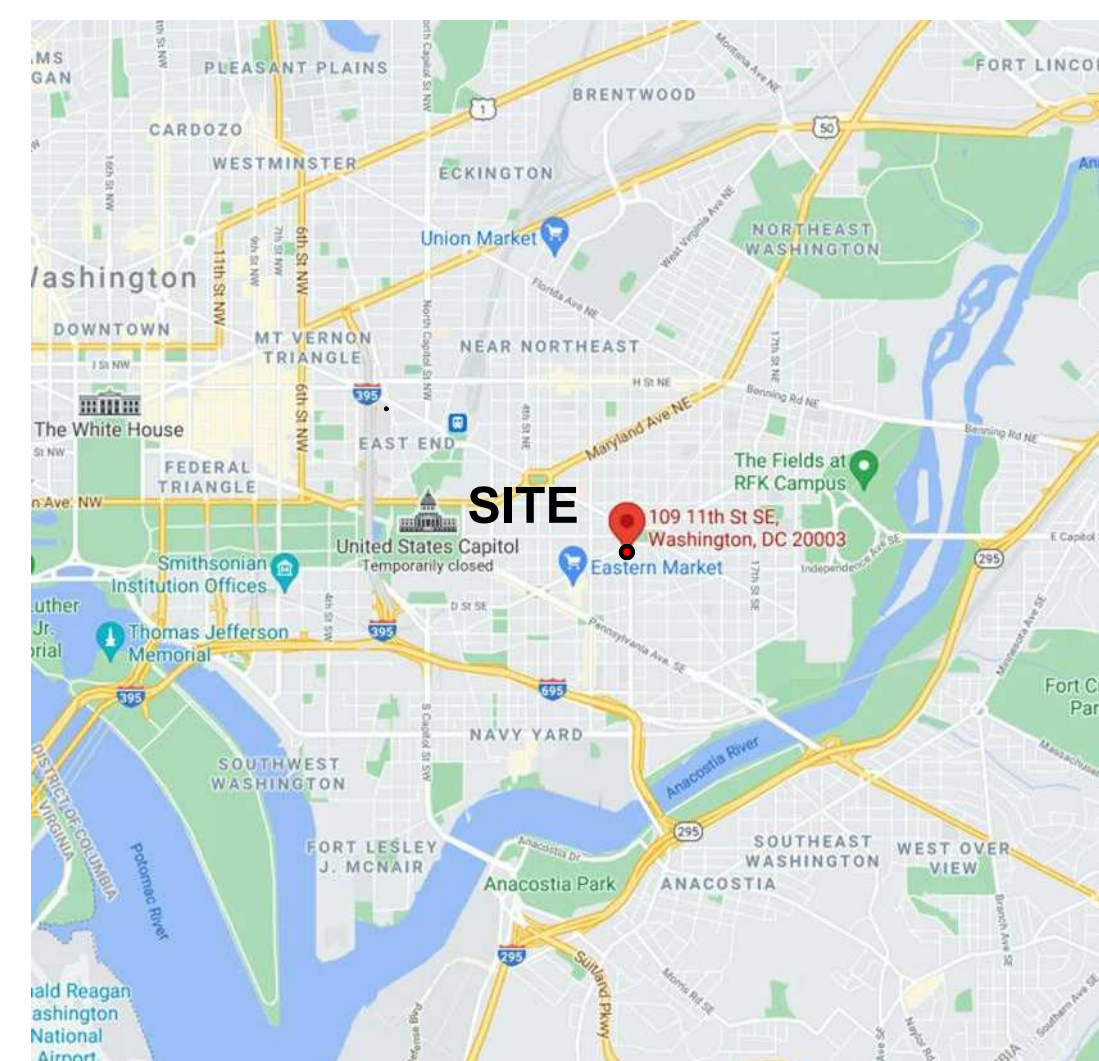
**KEY NOTES**

**GENERAL NOTES**

**LEGEND**

- LOD — LIMIT OF DISTURBANCE
- LOD/SF — LIMIT OF DISTURBANCE/SILT FENCE

**VICINITY**



**OWNER**

Steve Mallott  
Yunus Arslan  
109 11th Street, SE  
Washington, DC 20003

**STANDARD EROSION AND SEDIMENT CONTROL MEASURES AND SEQUENCE**

1. INSTALL SILT FENCE AS SHOWN.
2. ONCE SILT FENCE HAS BEEN INSTALLED AND INSPECTED BY THE SEDIMENT AND EROSION CONTROL INSPECTOR PROCEED WITH THE CONSTRUCTION OF THIS STORY ADDITION, CARRIAGE HOUSE, STAIRS, FRONT PORCH AND PARKING AREA.
3. FOR CONSTRUCTION OF WATER AND SEWER CONNECTION TO THE PROPOSED BUILDING, PRACTICE SAME DAY STABILIZATION ON NOAA PREDICTED 3-DAY DRY WEATHER CONDITION.
4. ONCE CONSTRUCTION IS COMPLETED, AND WITH THE APPROVAL OF SEDIMENT CONTROL INSPECTOR, REMOVE THE SEDIMENT AND EROSION CONTROL MEASURES.

**NARRATIVE**

THE 1,825 S.F. SITE IS ABOUT 110 FEET SOUTH OF THE INTERSECTION OF 11ST ST SE AND NORTH CAROLINA AVE SE IN SOUTHEAST WASHINGTON DC. THE LEGAL DESCRIPTION OF THE SITE IS LOT 822. EXISTING CONDITION OF THE SITE CONSISTS OF TWO STORY HOUSE.

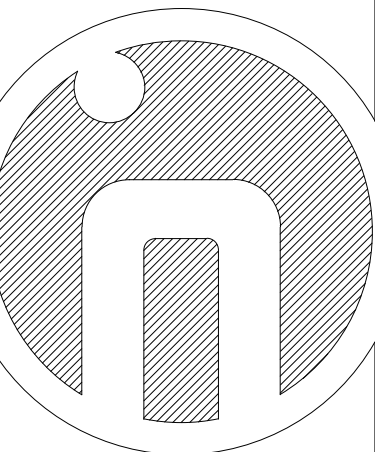
PROPOSED IMPROVEMENTS OF SECOND FLOOR ADDITION OF 17' EXTENSION ABOVE EXISTING HOUSE FIRST FLOOR. THERE IS NO DISTURBANCE DUE TO THE PROPOSED ACTIVITY.

THERE WILL BE NO CHANGE IN ELEVATION.

**inscapestudio**

1113 V Street, NW  
Washington, DC 20009  
202.288.4081

Project Architect: Shengnan Tang



Consultant

Mallott Arslan Addition/Renovation

Project Number:  
21,010

Project Address:  
109 11th Street, SE  
Washington, DC 20003

Permit Set

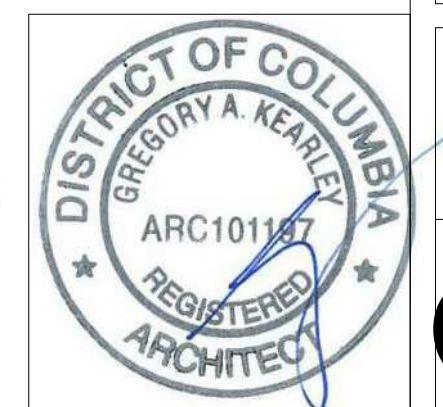
**REVISIONS**

NO.	DATE	DESCRIPTION

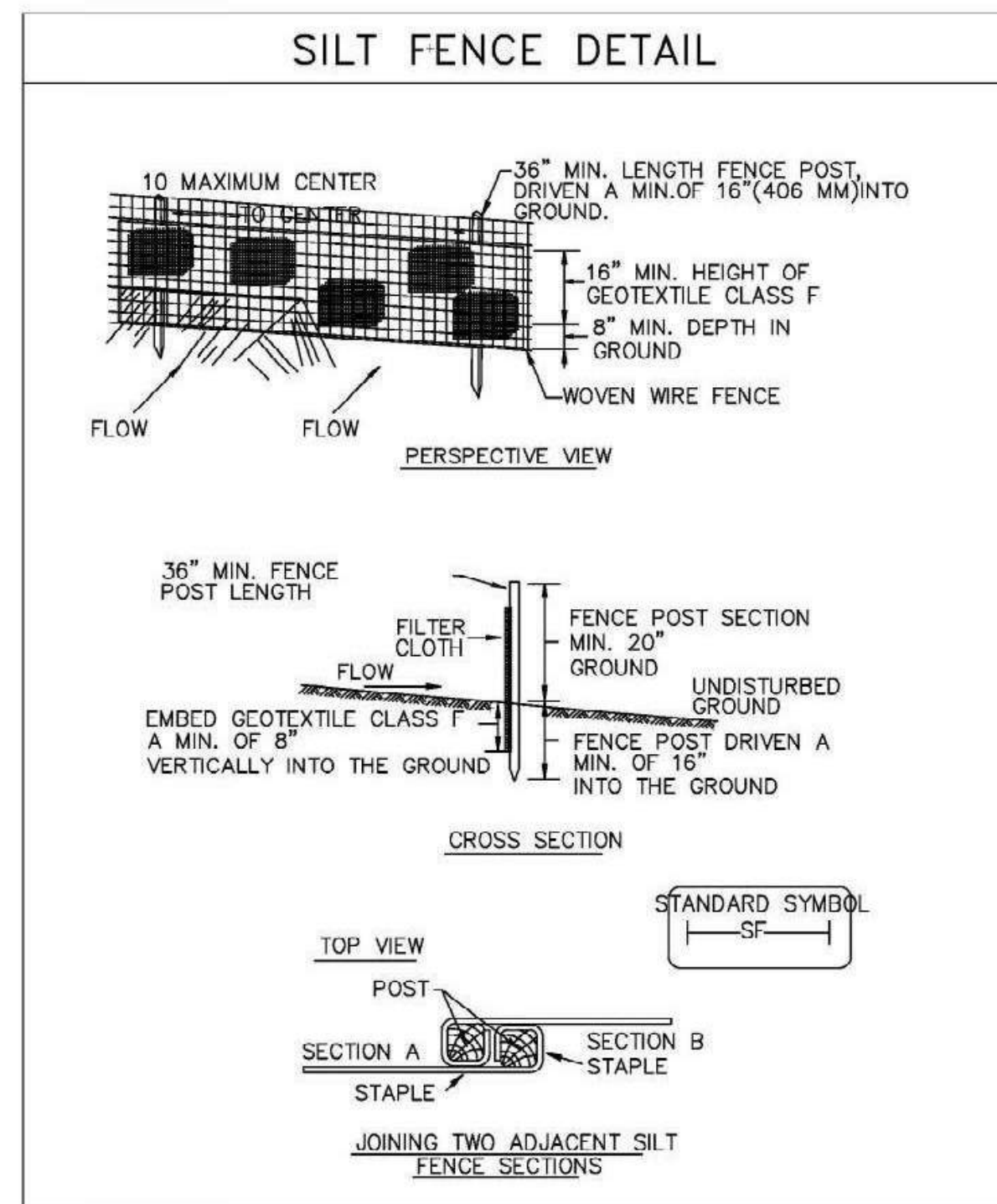
As indicated  
SCALE  
ISSUE DATE  
October 25 2021

EROSION AND SEDIMENT CONTROL SITE PLAN  
SHEET NAME  
SHEET NUMBER

**C0101**







### SILT FENCE

**SILT FENCE DESIGN CRITERIA**

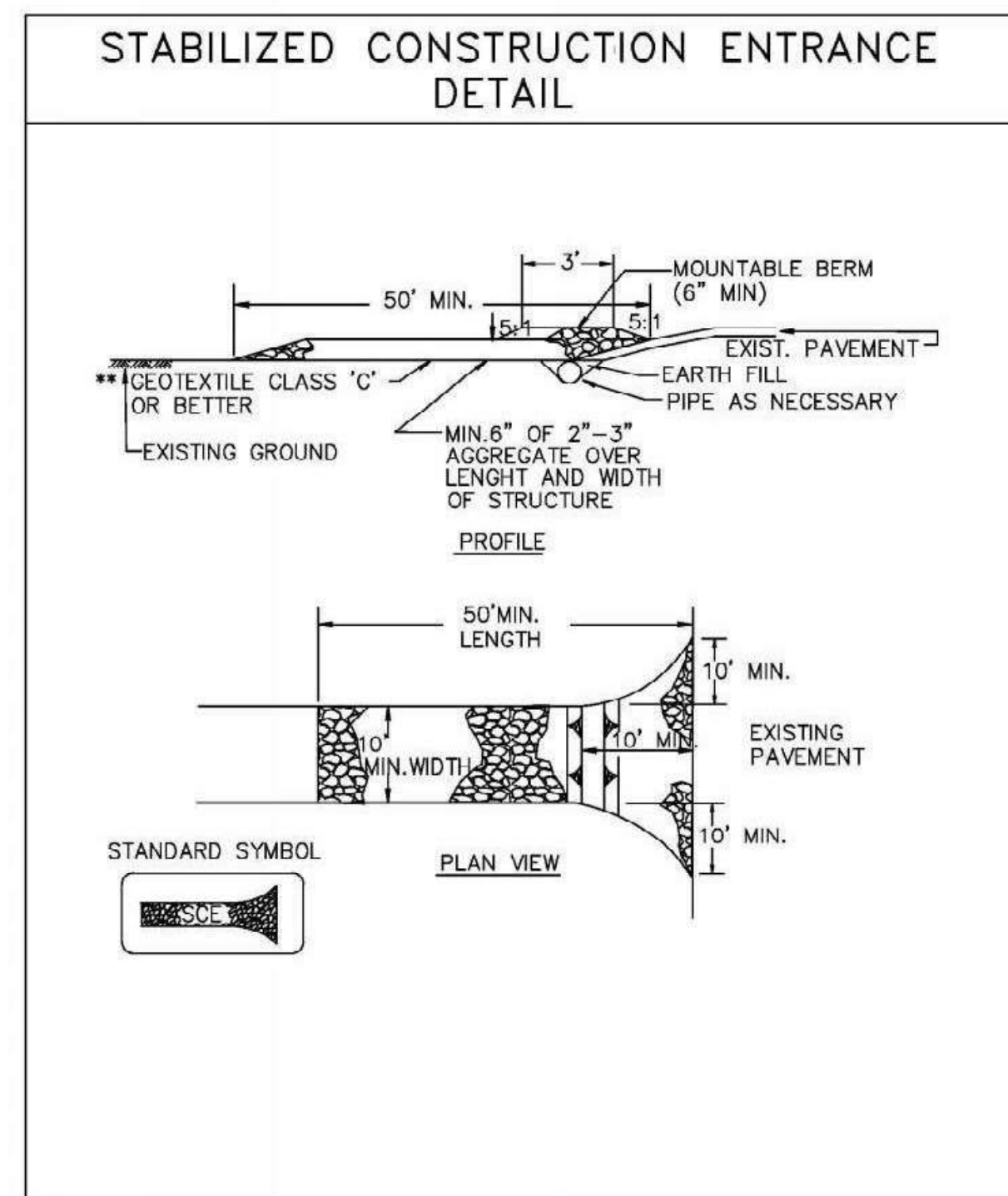
SLOPE STEEPNESS	(MAXIMUM) SLOPE LENGTH	(MAXIMUM) SILT FENCE LENGTH
FLATTER THAN 50:1	UNLIMITED	UNLIMITED
50:1 TO 10:1	125 FT.	1,000 FT.
10:1 TO 5:1	100 FT.	750 FT.
5:1 TO 3:1	60 FT.	500 FT.
3:1 TO 2:1	40 FT.	250 FT.
2:1 AND STEEPER	20 FT.	125 FT.

**NOTE:** IN AREAS OF LESS THAN 2% SLOPE AND SANDY SOILS (USDA GENERAL CLASSIFICATION SYSTEM, SOIL CLASS A) MAXIMUM SLOPE LENGTH AND SILT FENCE LENGTH WILL BE UNLIMITED. IN THESE AREAS SILT FENCE MAY BE THE ONLY PERIMETER CONTROL REQUIRED.

**CONSTRUCTION SPECIFICATIONS**

- FENCE POST SHALL BE A MINIMUM OF 36" LONG DRIVEN 16" MINIMUM INTO THE GROUND. WOOD POST SHALL BE 1 1/2" SQUARE (MINIMUM) CUT, OR 1 3/4" DIAMETER (MINIMUM) ROUND AND SHALL BE OF SOUND QUALITY HARDWOOD. STEEL POST WILL BE STANDARD T OR U SECTION WEIGHTING NOT LESS THAN 1.00 POUND PER LINEAR FOOT.
- GEOTEXTILE SHALL BE FASTENED SECURELY TO EACH FENCE POST WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION AND SHALL MEET THE FOLLOWING REQUIREMENTS FOR GEOTEXTILE CLASS F:  

TENSILE STRENGTH	50 LBS/IN. (MIN)	TEST: MSMT 509
TENSILE MODULUS	20 LBS/IN. (MIN.)	TEST: MSMT 509
FLOW RATE	0.3 GAL. FT./MIN. (MAX)	TEST: MSMT 322
FILTERING EFFICIENCY	75% (MIN.)	TEST: MSMT 322
- WHERE ENDS OF GEOTEXTILE FABRIC COME TOGETHER, THEY SHALL BE OVERLAPPED, FOLDED AND STAPLED TO PREVENT SEDIMENT BYPASS.
- SILT FENCE SHALL BE INSPECTED AFTER EACH RAINFALL EVENT AND MAINTAINED WHEN BULGES OCCUR OR WHEN SEDIMENT ACCUMULATION REACHES 50% OF THE FABRIC HEIGHT.



- ### CONSTRUCTION SPECIFICATION
- LENGTH - MIN. OF 50' RAMP x 30' RAMP FOR SINGLE RESIDENCE LOT.
  - WIDTH - 10' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
  - GEOTEXTILE FABRIC (FILTER CLOTH) SHALL BE PLACED OVER THE EXISTING GROUND PRIOR TO PLACING STONE.
  - STONE - CRUSHED AGGREGATE (2" TO 3") OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT SHALL BE PLACED AT LEAST 6" DEEP OVER THE LENGTH AND WIDTH OF THE ENTRANCE.
  - SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MIN. OF 6" OF STONE OVER THE PIPE. PIPE HAS TO BE SIZED ACCORDING TO THE DRAINAGE. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE WILL NOT BE NECESSARY. PIPE SHOULD BE SIZED ACCORDING TO THE AMOUNT OF RUNOFF TO BE CONVEYED. A 6" MIN. WILL BE REQUIRED.
  - LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT EVERY POINT WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES A CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE STABILIZED CONSTRUCTION ENTRANCE.
  - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
  - WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY WHEN WASHING IS REQUIRED. IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO A APPROVED SEDIMENT TRAPPING DEVICE.
  - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

### VEGETATIVE STABILIZATION

PERMANENT AND TEMPORARY SEEDING, SODDING AND MULCHING  
 I. SITE PREPARATION

PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN (A) SEVEN CALENDAR DAYS AS TO THE SURFACE OF ALL SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, BERMS, DIKES, GRASSED WATERWAYS, SEDIMENT BASINS, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) AND (B) FOURTEEN DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

#### II. SEEDBED PREPARATION AND SEEDING APPLICATION

THE TOP LAYER OF SOIL SHALL BE LOOSENEED, LIMED AND FERTILIZED BY RAKING, DISCING OR HARROWING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING. FLAT AREAS AND SLOPES UP TO 3 TO 1 GRADE SHALL BE LOOSE AND FRIABLE TO A DEPTH OF AT LEAST 3 INCHES SLOPES STEEPER THAN 3 TO 1 SHALL HAVE THE TOP 1-3 INCHES OF SOIL LOOSE AND FRIABLE BEFORE SEEDING. FLAT AREAS AND SLOPES UP TO 3 TO 1 GRADE SHALL BE LOOSE AND FRIABLE TO A DEPTH OF AT LEAST 3 INCHES SLOPES STEEPER THAN 3 TO 1 SHALL HAVE THE TOP 1-3 INCHES OF SOIL LOOSE AND FRIABLE BEFORE SEEDING.

APPLY SEED UNIFORMLY WITH A CYCLONE SEEDER, DRILL CULTIPACKER, SEEDER OR HYDROSEEDER ON A FIRM MOIST SEEDBED.

#### III. SOIL AMENDMENTS

LIME AND FERTILIZER ACCORDING TO SOIL TESTS. IN LIEU OF SOIL TEST APPLY THE FOLLOWING:

DOLOMITIC 2 TONS PER ACRE OR 92 LBS/1,000  
 LIMESTONE (PERMANENT AND SODDING SQ.FT.)

FERTILIZER 1 TON PER ACRE OR 46 LB/1,000  
 (TEMPORARY) 10-10-10 OR EQUIVALENT AT  
 1,000 LBS PER ACRE OR 23 LBS PER  
 1,000 SQ. FT. (PERMANENT AND SODDING)

#### IV. SEDIMENT CONTROL PRACTICES, SEEDING

SEED: "KENTUCKY 31" TALL FESCUE 60 LBS/ACRE OR 1.38 LBS/1,000 SQ. FT AND ITALIAN (ANNUAL) RYEGRASS 40 LBS/ACRE OR .91 LBS/1,000 SQ. FT.

DATES: 1/2 - 10/31 5/1 - 8/14 WITH IRRIGATION.

#### V. TEMPORARY SEEDING: PER GROWING SEASON

SEED: ITALIAN OR PERENNIAL RYEGRASS 40 LBS/ACRE OR .92 LBS/1,000 SQ. FT. DATES: 2/1 - 4/30 AND 8/15 - 11/30 SEED: MILLET 40 LBS/ACRE OR 0.92 LBS/1,000 SQ. FT.

DATES: 5/1 - 8/14

#### VI. PERMANENT SEEDING

##### A. RESIDENTIAL AND HIGH MAINTENANCE AREAS

1. KENTUCKY BLUEGRASS, "PLUSH", "BIRKA", "PARADE", "VANTAGE", "COLUMBIA", "MERION", "ADELPHI", "SOUTH DAKOTA", "KENBLUE". ANY THREE VARIETIES AT 30 LBS. TO MAKE 90 LBS/ACRE OR 2 LBS/1,000 SQ.FT. AND RED FESCUE - "PENNLAWN" OR JAMESTOWN 10 LBS/1000 SQ.FT.

DATES: 2/1 - 4/30 AND 8/15 - 10/31.

2. "KENTUCKY 31" TALL FESCUE 220-260 LBS/ACRE OR 5-6 LBS/1,000 SQ. FT. DATES: 2/1 - 10/31 5/1 - 8/14 IRRIGATION REQUIRED. B. LOW MAINTENANCE AND MINING AREAS "KENTUCKY 31" TALL FESCUE 40 LBS/ACRE OR 0.92 LBS/1,000 SQ. FT. AND "INTERSTATE" SERICEA LESPEDEZA (INOCULATED) 20 LBS/ACRE OR 0.46 LBS/1,000 SQ. FT.

DATES: 2/1 - 4/30 AND 8/15 - 10/31

C. GENERAL AND LARGE ACREAGE "KENTUCKY 31" TALL FESCUE 60 LBS./ACRE OR 1.38 LBS/1,000 SQ.FT.(0.5 kg/100 sq.m)

##### VII. MULCHING

ALL SEEDINGS REQUIRE MULCHING. USE MULCH ONLY DURING NON-SEEDING DATES UNTIL SEEDING CAN BE DONE. MULCH SHALL BE UNROTTED, UNCHOPPED SMALL GRAIN STRAW APPLIED AT A RATE OF 1 TO 2 TONS/ACRE OR 70-90 LBS/1,000 SQ.FT. (2 BALES) MULCH MATERIALS SHALL BE RELATIVELY FREE OF ALL KINDS OF WEED BEDS AND SHALL BE FREE OF PROHIBITED NOXIOUS WEEDS. SPREAD MULCH UNIFORMLY MECHANICALLY OR BY HAND. MULCH ANCHORING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER MULCH PLACEMENT TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY MULCH NETTINGS, MULCH ANCHORING TOOL, PEG AND TWIN OR LIQUID MULCH BINDERS. LIQUID MULCH BINDER SHALL BE RAPID CURING CUTBACK ASPHALT APPLIED AT A RATE OF 200 GAL./ACRE OR 5 GAL. PER 1,000 SQ. FT. SLOPES 8 FEET OR MORE HIGH USE 348 GAL./ACRE OR 8 GAL./1,000 SQ. FT.

##### VII. SODDING

CLASS OF TURFGRASS SOD SHALL BE MARYLAND OR VIRGINIA STATE CERTIFIED OR MARYLAND OR VIRGINIA STATE APPROVED SOD. SOD SHALL BE HARVESTED, DELIVERED AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOD IS TO BE LAID WITH THE LONG EDGES PARALLEL TO THE CONTOUR WITH STAGGERED JOINTS WITH ALL ENDS TIGHTLY ABUTTING AND NOT OVERLAPPING. SOD SHALL BE ROLLED AND THOROUGHLY WATERED WITHIN EIGHT HOURS OF INSTALLATION. DAILY WATERING TO MAINTAIN 4 INCH DEPTH OF MOISTURE FOR THE FIRST WEEK IS REQUIRED IN THE ABSENCE OF RAINFALL. SOD IS NOT TO BE APPLIED ON FROZEN GROUND.

#### IX. MAINTENANCE

A. IRRIGATION - WHEN SOIL MOISTURE BECOMES DEFICIENT, IRRIGATE TO PREVENT LOSS OF STAND OF PROTECTIVE VEGETATION. B. REPAIRS - IF STAND IS INADEQUATE FOR EROSION CONTROL, OVERSEED AND FERTILIZE USING HALF OF THE RATES ORIGINALLY APPLIED. IF STAND IS OVER 60% DAMAGED, REESTABLISH FOLLOWING ORIGINAL RATES AND PROCEDURES.

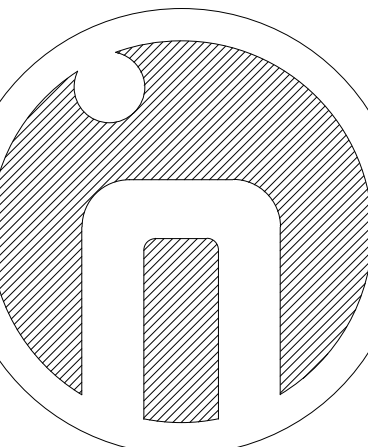
NOTE: USE OF THIS INFORMATION DOES NOT PRECLUDE MEETING ALL OF THE REQUIREMENTS OF THE 1987 DISTRICT OF COLUMBIA DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL VEGETATIVE PRACTICES.

### GENERAL NOTES

**inscapestudio**

1113 V Street, NW  
 Washington, DC 20009  
 202.288.4081

Project Architect: Shengnan Tang



Mallott Arslan Addition/Renovation

Project Number:  
21.010

Project Address:  
108 11th Street, SE  
Washington, DC 20003

Permit Set

Consultant

### REVISIONS

NO.	DATE	DESCRIPTION

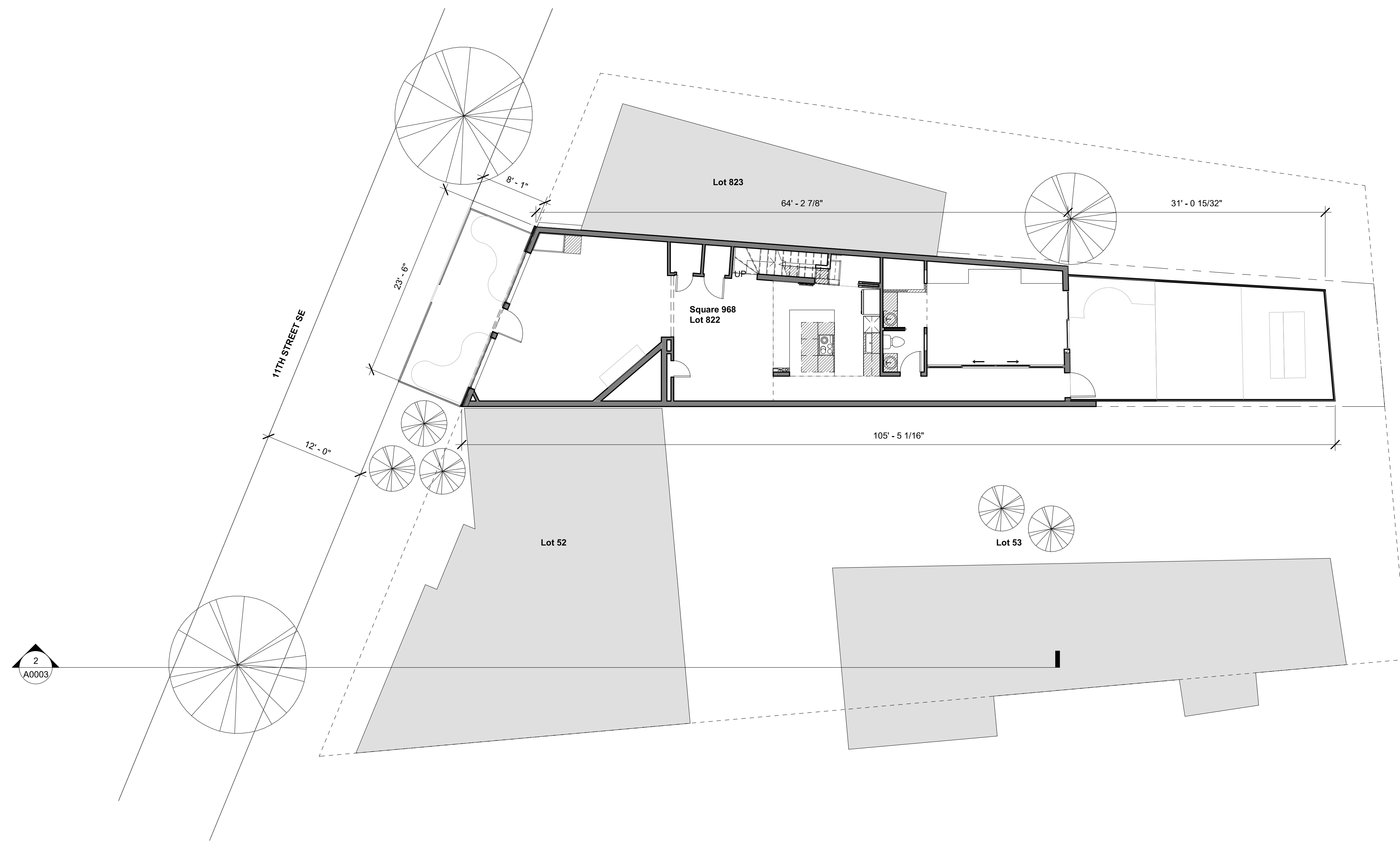
SCALE  
 ISSUE DATE  
 October 25 2021

EROSION AND  
 SEDIMENT CONTROL  
 DETAILS AND NOTES  
 SHEET NAME  
 SHEET NUMBER

**C0102**







1 PROPOSED SITE PLAN  
1/8" = 1'-0"

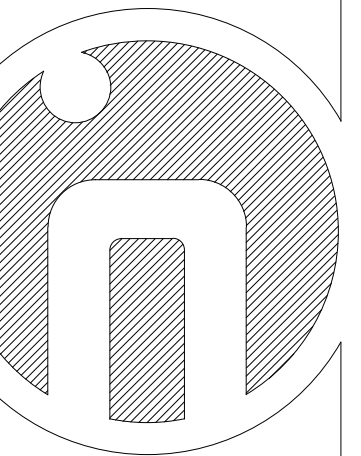
KEY NOTES

GENERAL NOTES

**inscapestudio**

1113 V Street, NW  
Washington, DC 20009  
202.288.4081

Project Architect: Shengnan Tang



Consultant

Mallott Arslan Addition/Renovation

Project Number:  
21.010

Project Address:  
109 11th Street, SE  
Washington, DC 20003

Permit Set

REVISIONS

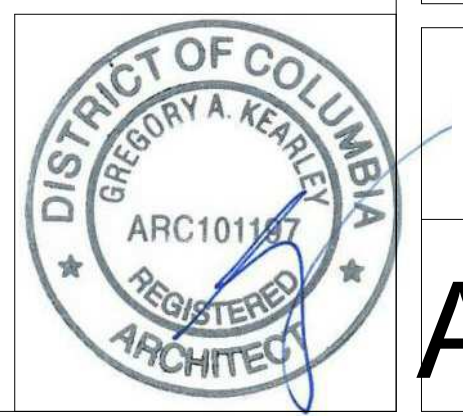
NO.	DATE	DESCRIPTION

1/8" = 1'-0"

SCALE

ISSUE DATE

October 25 2021

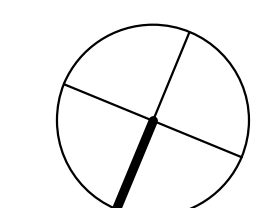


PROPOSED SITE PLAN

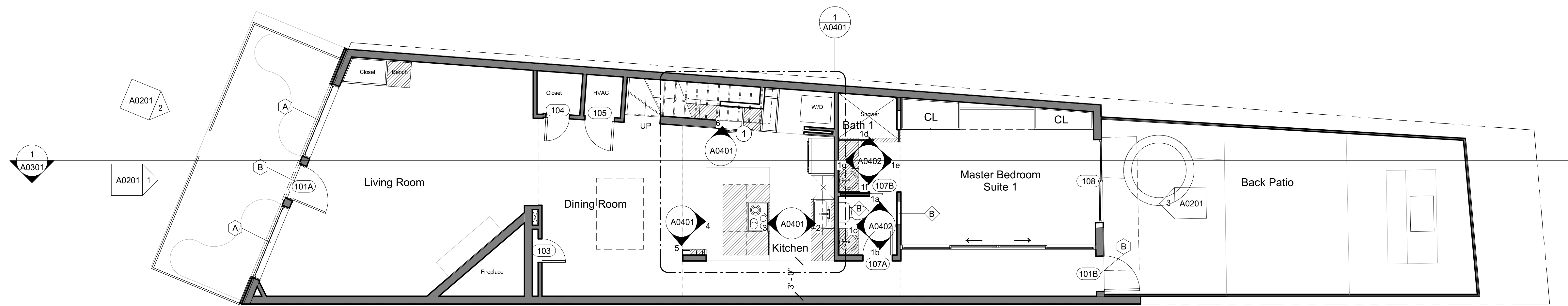
SHEET NAME

SHEET NUMBER

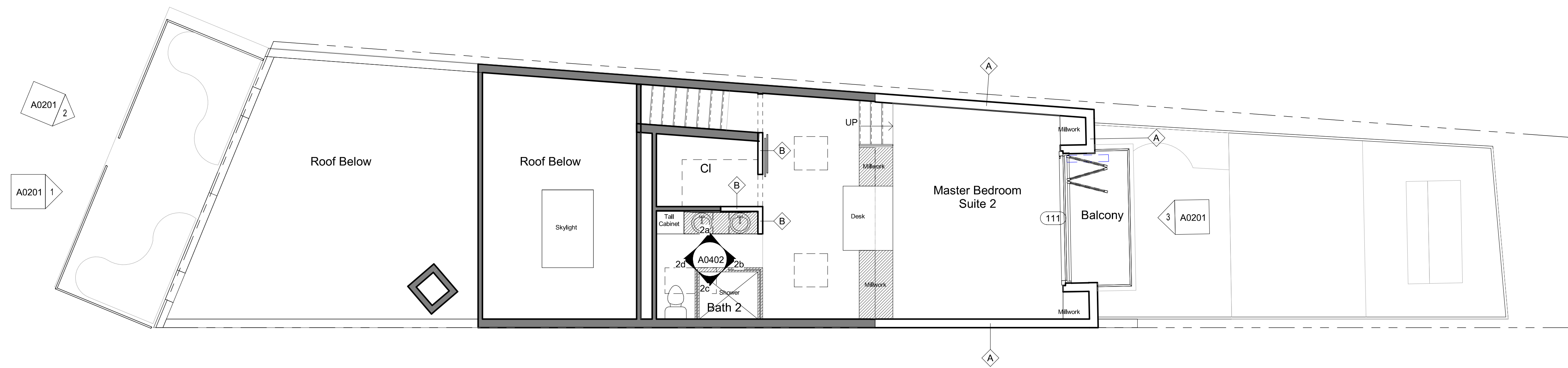
**A0100**



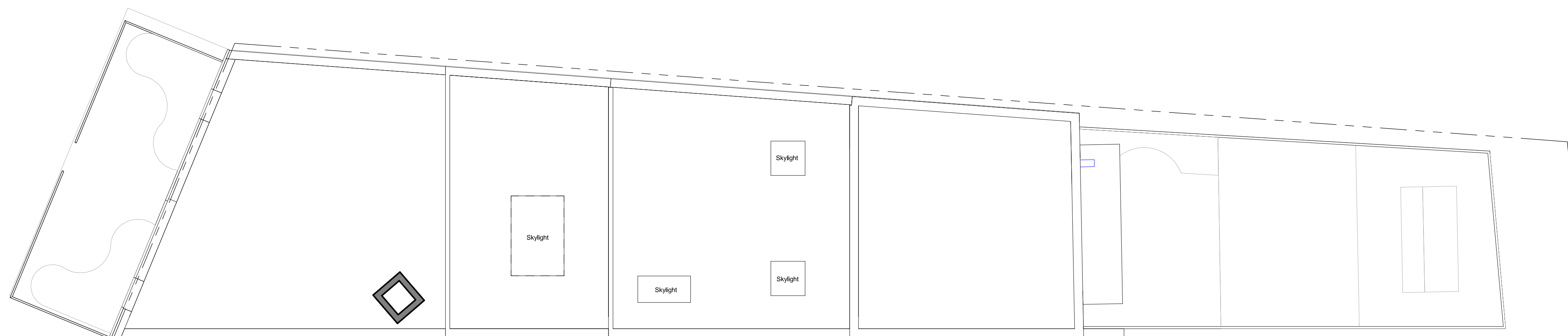




1 PROPOSED PLAN - FIRST FLOOR  
3/16" = 1'-0"



2 PROPOSED PLAN - SECOND FLOOR  
3/16" = 1'-0"



3 PROPOSED PLAN - ROOF  
3/16" = 1'-0"

KEY NOTES

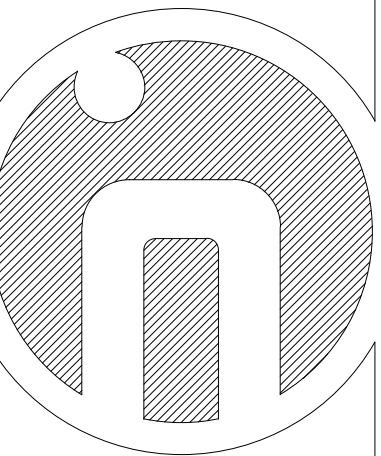
- 1 PROVIDE WATERLINE FOR COFFEE MACHINE.

GENERAL NOTES

**inscapestudio**

1113 V Street, NW  
Washington, DC 20009  
202.286.4081

Project Architect: Shengnan Tang



Consultant

Mallott Arslan Addition/Renovation

Project Number:  
21.010

Project Address:  
109 11th Street, SE  
Washington, DC 20003

Permit Set

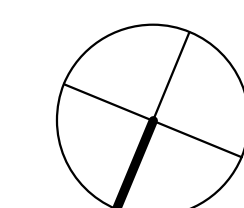
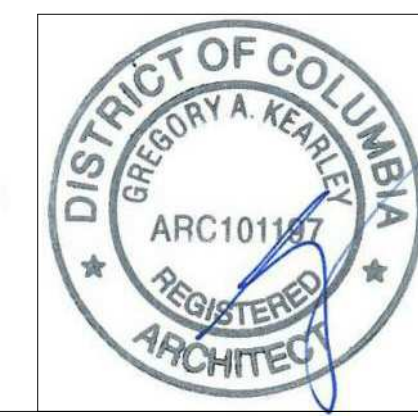
REVISIONS

NO.	DESCRIPTION

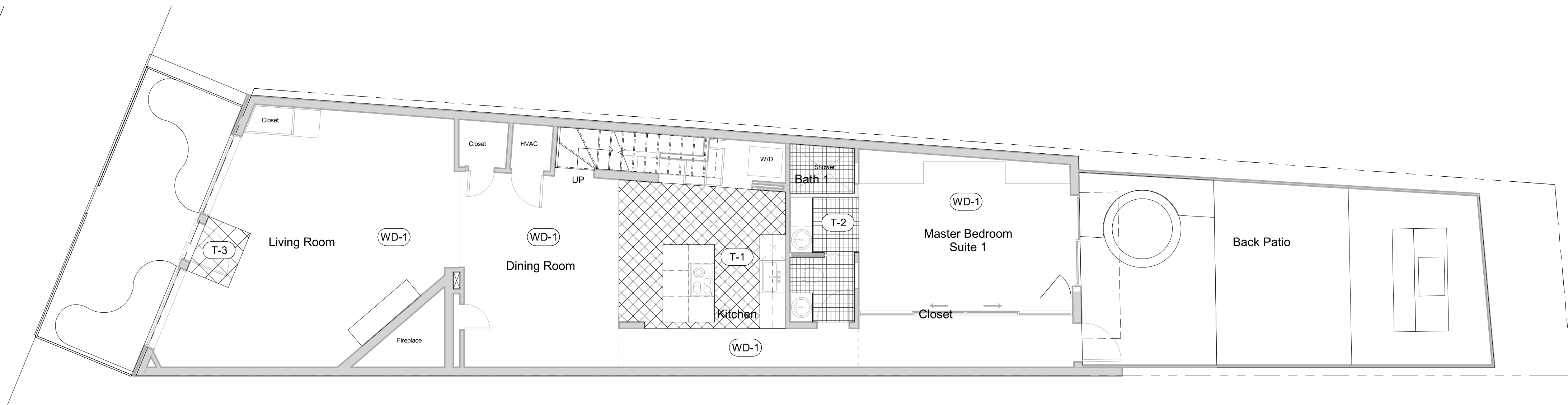
3/16" = 1'-0"  
SCALE  
ISSUE DATE  
October 25 2021

PROPOSED FLOOR  
PLANS  
SHEET NAME  
SHEET NUMBER

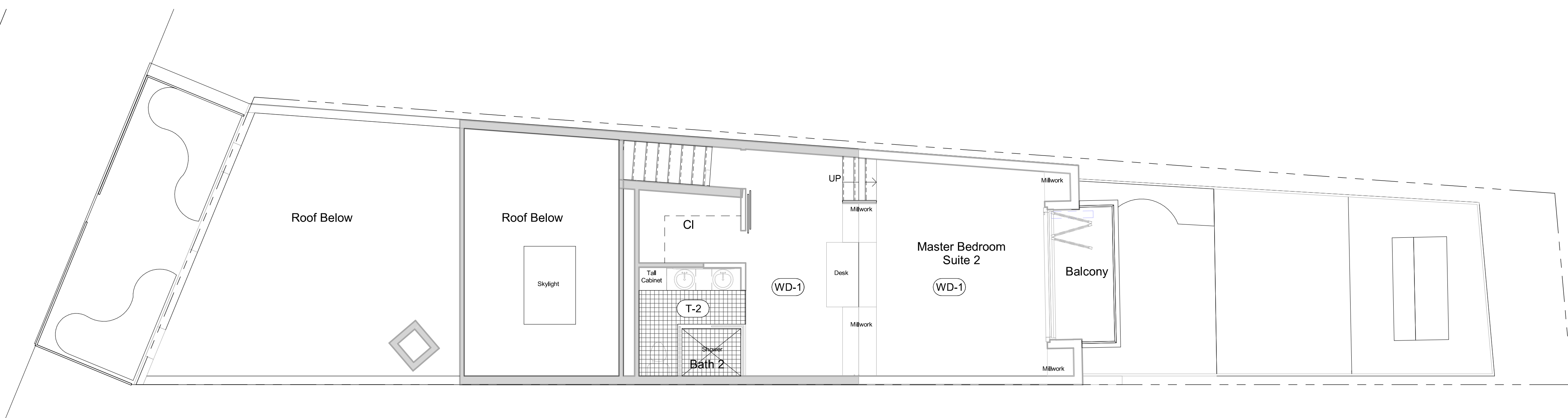
**A0101**







① FINISH PLAN - FIRST FLOOR  
3/16" = 1'-0"



② FINISH PLAN - SECOND FLOOR  
3/16" = 1'-0"

KEY NOTES

LEGEND - FINISH

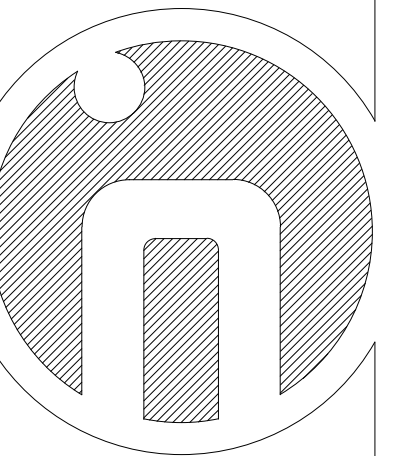
- WD-1 HARDWOOD FLOORS
- T-1 TILE TBD (KITCHEN)
- T-2 TILE TBD (BATHROOMS)
- T-3 TILE TBD (ENTRANCE)

GENERAL NOTES

**inscapestudio**

1113 V Street, NW  
Washington, DC 20009  
202.288.4081

Project Architect: Shengnan Tang



Consultant

Mallott Arslan Addition/Renovation

Project Number:  
21.010

Project Address:  
109 11th Street, SE  
Washington, DC 20003

Permit Set

REVISIONS

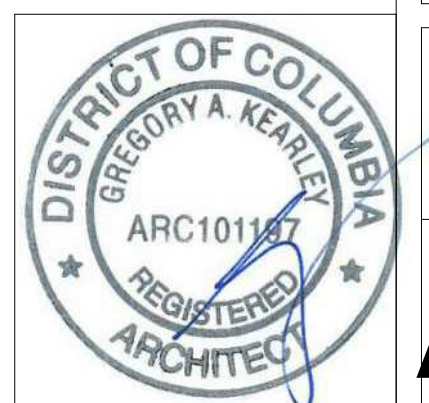
NO.	DESCRIPTION	DATE

3/16" = 1'-0"

SCALE

ISSUE DATE

October 25 2021

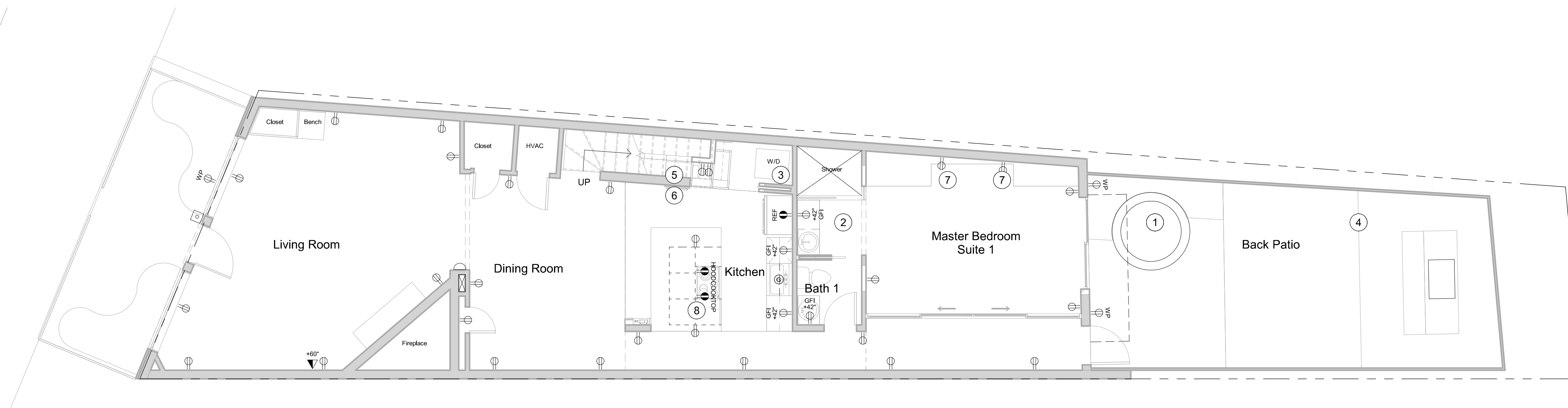


FINISH PLANS

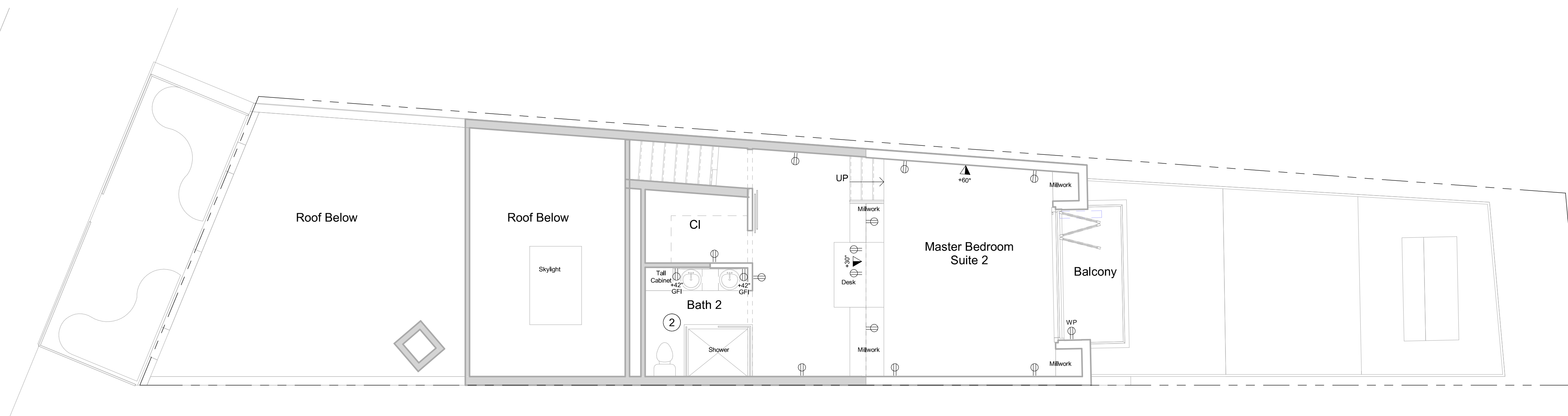
SHEET NAME  
SHEET NUMBER

**A0111**





① POWER PLAN - FIRST FLOOR  
3/16" = 1'-0"



② POWER PLAN - SECOND FLOOR  
3/16" = 1'-0"

KEY NOTES

- 1 PROVIDE POWER (220 V) FOR JACUZZI.
- 2 PROVIDE POWER FOR ELECTRIC HEATED FLOOR IN BATHROOMS.
- 3 PROVIDE POWER FOR WASHER AND DRYER.
- 4 PROVIDE POWER FOR BACKYARD LIGHTING.
- 5 PROVIDE POWER FOR BUILT IN COFFEE MACHINE.
- 6 PROVIDE POWER FOR BUILT IN OVEN.
- 7 RECESSED OUTLET.
- 8 PROVIDE POWER FOR DRAWER MICROWAVE.

LEGEND - ELECTRICAL

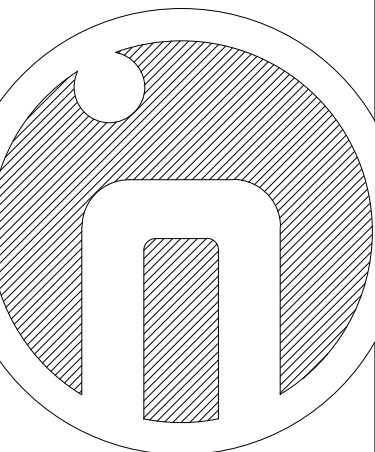
- DUPLEX OUTLET
- DEDICATED OUTLET
- GFI OUTLET
- GARBAGE DISPOSAL
- PUSH BUTTON
- DOOR BELL
- TELE/DATA OUTLET

GENERAL NOTES

**inscapestudio**

1113 V Street, NW  
Washington, DC 20009  
202.288.4081

Project Architect: Shengnan Tang



Consultant

Mallott Arslan Addition/Renovation

Project Number:  
21.010

Project Address:  
109 11th Street, SE  
Washington, DC 20003

Permit Set

REVISIONS

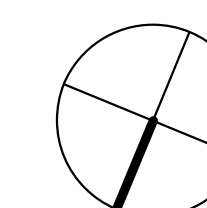
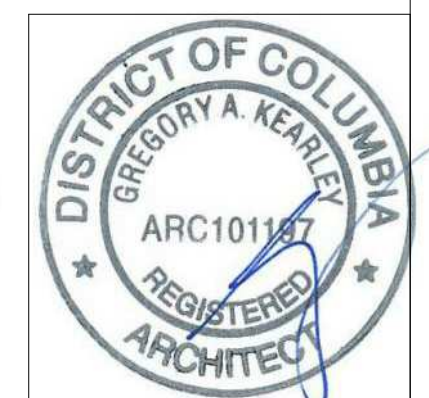
NO.	DESCRIPTION	DATE

3/16" = 1'-0"  
SCALE  
ISSUE DATE  
October 25 2021

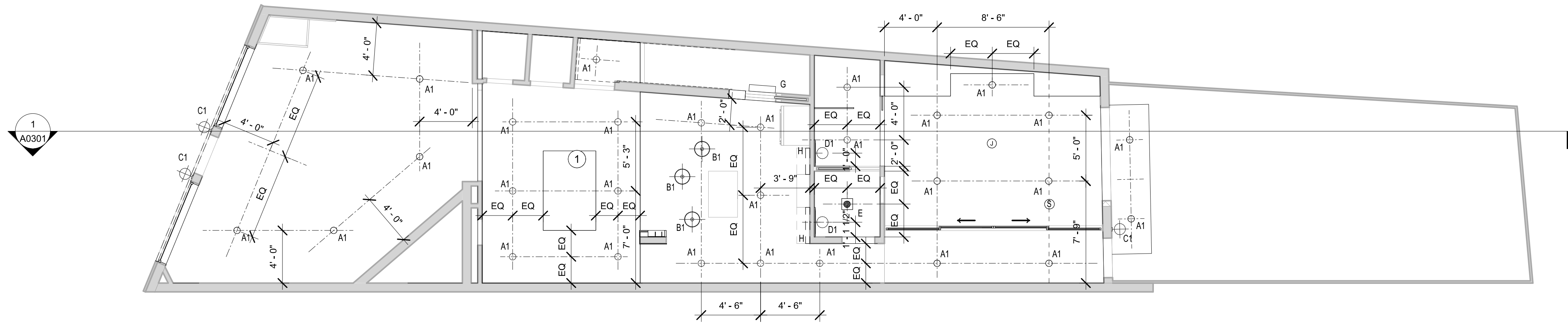
POWER PLANS

SHEET NAME  
SHEET NUMBER

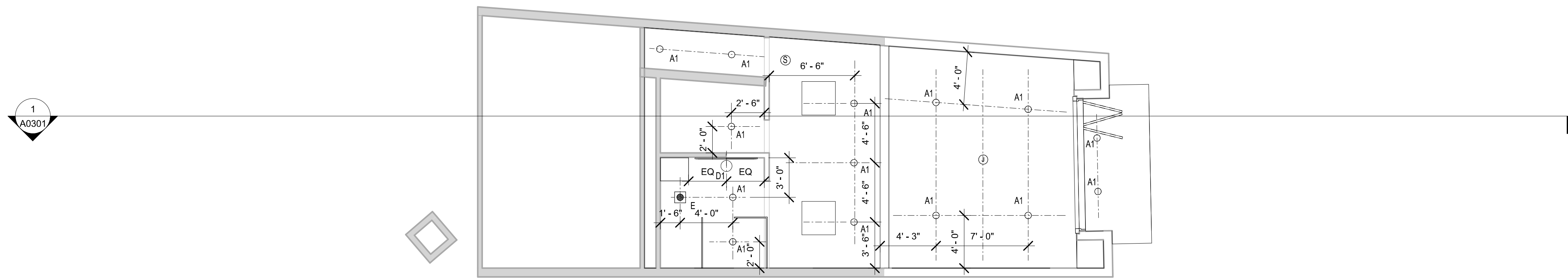
**A0121**







1 RCP - FIRST FLOOR  
3/16" = 1'-0"



2 RCP - SECOND FLOOR  
3/16" = 1'-0"

KEY NOTES

- 1 KEEP EXISTING LIGHTS CAPABILITY INSITE THE SKYLIGHT IN DINING ROOM.

LEGEND - LIGHTING FIXTURE

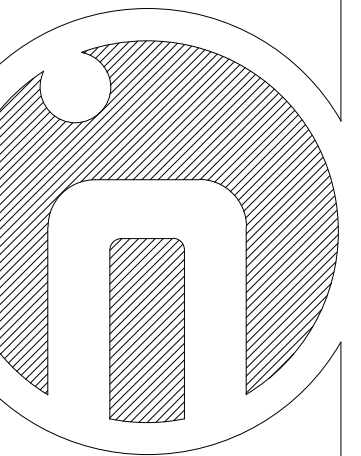
- A ○ RECESSED CAN
- B ⊙ PENDANT
- C ⊕ EXTERIOR WALL SCNCE
- D ⊕ INTERIOR WALL SCNCE
- E ⊠ FAN WITH LIGHT
- G ▭ LINEAR OVERHEAD LIGHT
- H ▭ LINEAR LIGHT UNDER WALL CABINET
- Ⓧ JUNCTION BOX
- Ⓢ SMOKE DETECTOR

GENERAL NOTES

**inscapestudio**

1113 V Street, NW  
Washington, DC 20009  
202.288.4081

Project Architect: Shengnan Tang



Consultant

Mallott Arslan Addition/Renovation

Project Number:  
21.010

Project Address:  
109 11th Street, SE  
Washington, DC 20003

Permit Set

REVISIONS

NO.	DESCRIPTION

3/16" = 1'-0"

SCALE

ISSUE DATE

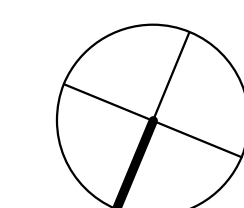
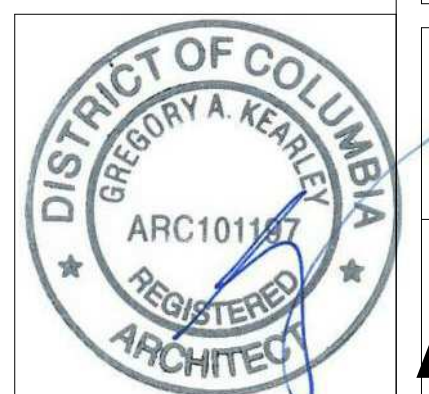
October 25 2021

REFLECTED CEILING PLANS

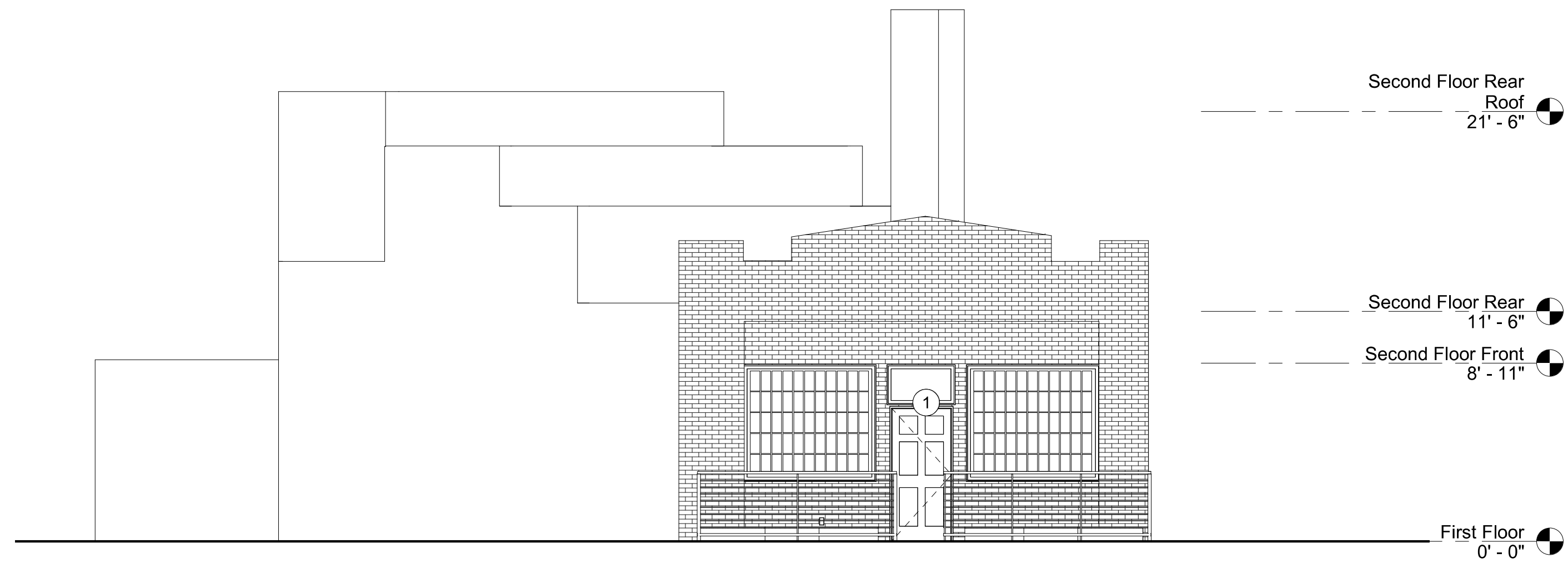
SHEET NAME

SHEET NUMBER

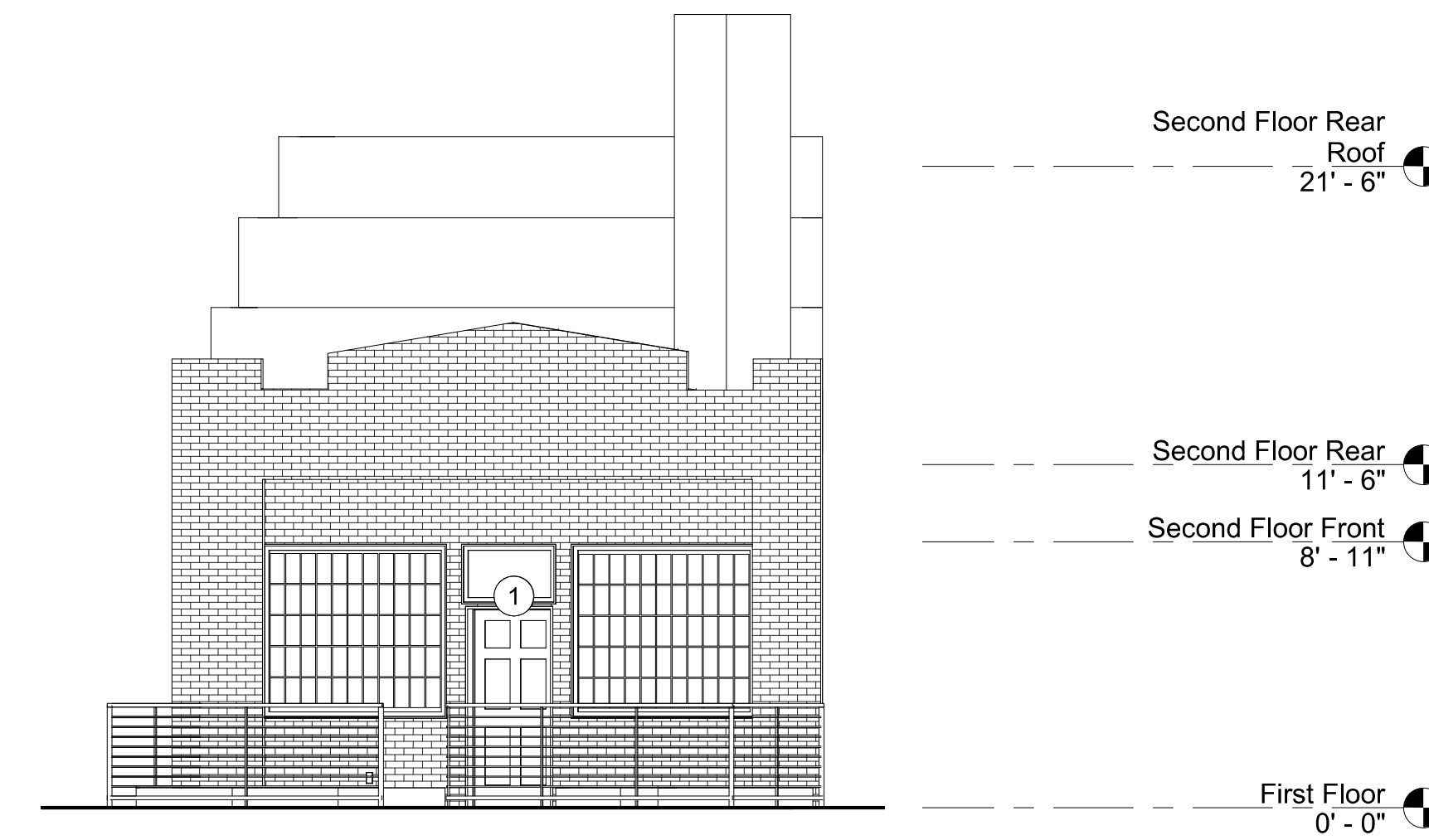
**A0131**



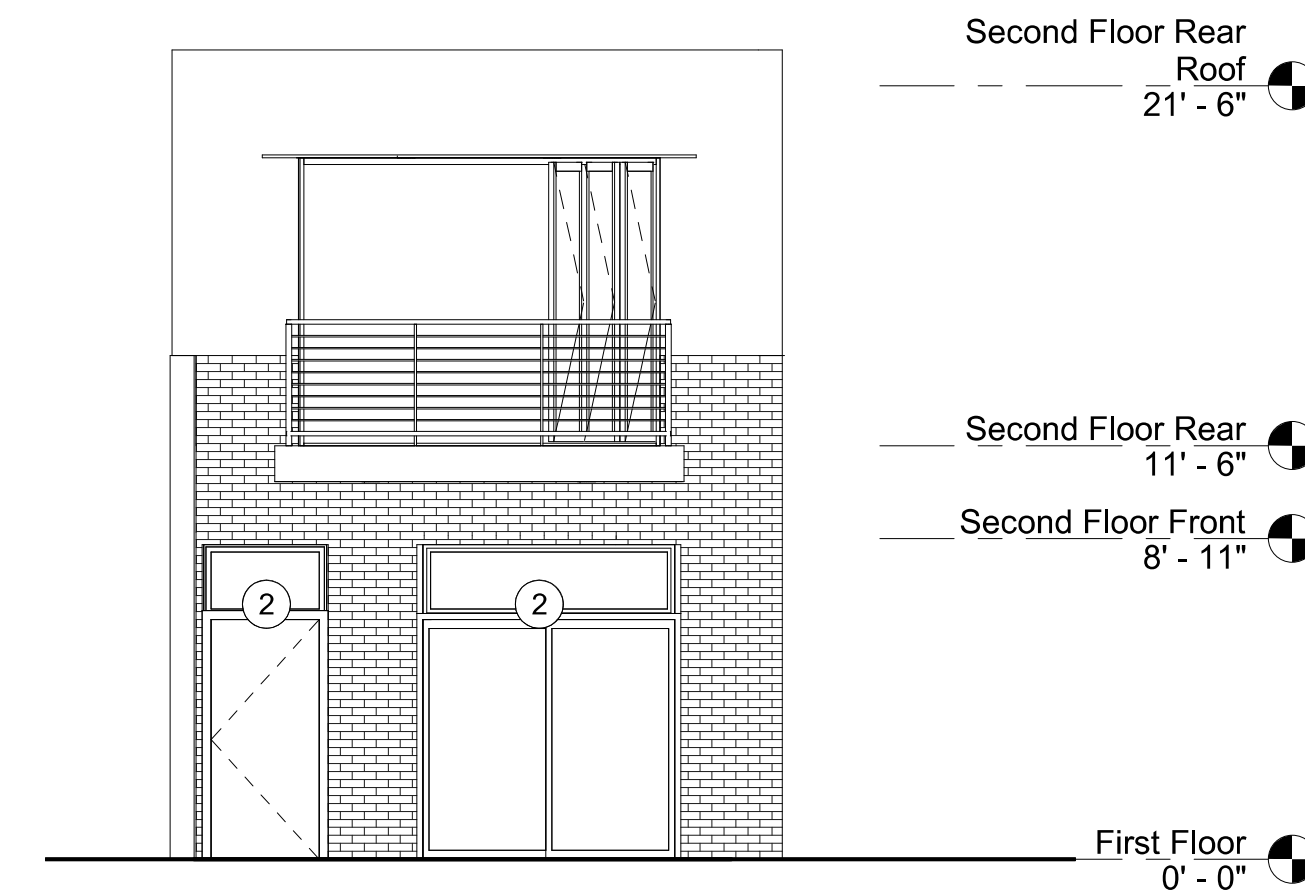




② ELEVATION - FRONT - 2  
3/16" = 1'-0"



① ELEVATION - FRONT - 1  
3/16" = 1'-0"



③ ELEVATION - REAR  
3/16" = 1'-0"

KEY NOTES

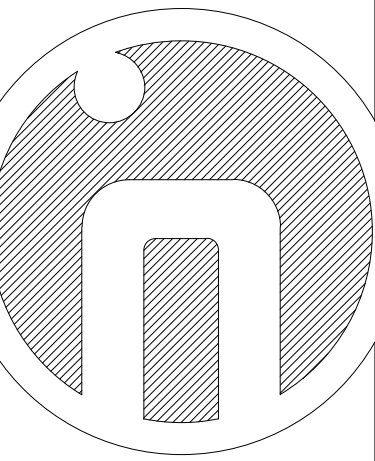
- 1 NEW FRONT DOOR AND TRANSOM TO FIT IN EXISTING OPENING.
- 2 NEW DOORS AND TRANSOMS.

GENERAL NOTES

**inscapestudio**

1113 V Street, NW  
Washington, DC 20009  
202.288.4081

Project Architect: Shengnan Tang



Consultant

Mallott Arslan Addition/Renovation

Project Number:  
21.010

Project Address:  
109 11th Street, SE  
Washington, DC 20003

Permit Set

REVISIONS

NO.	DATE	DESCRIPTION

3/16" = 1'-0"

SCALE

ISSUE DATE

October 25 2021

PROPOSED ELEVATIONS

SHEET NAME  
SHEET NUMBER

**A0201**

